

W. 8.C. 2

AGENDA COVER MEMORANDUM

Memorandum Date: September 20, 2006

Agenda Date: October 4, 2006

TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: Jeff Turk, Property Management Officer 2

SUBJECT: ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONTE GOLDBECK FOR \$7,000 (MAP # 17-02-34-43-TAX LOTS 703 AND 704, ADJACENT TO 6385 MAIN ST., SPRINGFIELD)

1. **PROPOSED MOTION: THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONTE GOLDBECK FOR \$7,000 (MAP # 17-02-34-43-TAX LOTS 703 AND 704, ADJACENT TO 6385 MAIN ST., SPRINGFIELD)**

2. **AGENDA ITEM SUMMARY:**

The Board is being asked to accept or reject a \$7,000 offer for County owned real property submitted by Monte Goldbeck.

3. **BACKGROUND/IMPLICATIONS OF ACTION:**

A. Board Action and Other History

The subject property was recently offered at a Sheriff's sale on September 11, 2006 with a minimum bid of \$7,000 and remained unsold at the close of the sale. Shortly following the sale, Mr. Goldbeck submitted his offer equaling the minimum bid at the Sheriff's sale.

The subject properties were acquired through tax foreclosure in September, 2004. Each parcel is approximately .20 acres and each have an assessed value of \$10,501. The City of Springfield has noted in their files on the parcels that mitigation of wetlands present on the property would be required before the parcels can be developed with dwellings.

B. Policy Issues

Pursuant to LM 21.425, it is the policy of Lane County to dispose of county property not needed for public purposes.

C. Board Goals

Pursuant to item B2 [c] of the Strategic Plan (Resource Planning and Allocation) the county is to assess its real property assets and utilize them in a manner that is beneficial to the county.

D. Financial and/or Resource Considerations

Revenue from the sale of tax foreclosed property is first used to offset costs of the Property Management Program (personnel costs, maintenance costs, management costs). Remaining funds are then disbursed to all of the taxing districts. The County receives approximately 9% of the funds disbursed to the taxing districts from the sale of foreclosed property. Revenue will continue to be received in the form of property taxes as the subject property will be returned to the tax roll.

E. Analysis

The subject properties present significant development obstacles due to the presence of wetlands and their required mitigation before development can occur. Mr. Goldbeck is willing to address these issues if his offer is accepted and has presented an offer equal to the minimum bid required at the September 11, 2006 Sheriff's sale.

ORS 275.200 provides for selling County owned real property at private sale which has not sold at an auction provided the sale price is not less than 15% of the minimum bid set at the auction. The subject property meets the requirements for a private sale.

F. Alternatives/Options

1. Sell the subject parcel pursuant to Mr. Goldbeck's offer.
2. Direct staff to negotiate other sale terms than those offered
3. Reject the offer and offer the property at a future Sheriff's sale.

V. TIMING/IMPLEMENTATION

Upon passage of the motion by the Board, staff will process a Quitclaim Deed for execution by the Board.

VI. RECOMMENDATION

It is recommended that the motion be passed thereby returning the property to the tax roll and providing revenue to the county and taxing districts from sale proceeds.

VII. FOLLOW-UP

Upon receipt of the executed deed, Property Management staff will contact the buyer and proceed with closing the transaction.

VII. ATTACHMENTS

Board Order
Quitclaim Deed
Plat Map

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONTE GOLDBECK FOR \$7,000 (MAP # 17-02-34-43-TAX LOTS 703 AND 704, ADJACENT TO 6385 MAIN ST., SPRINGFIELD)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to sell the following real property which was acquired through tax foreclosure, to wit:

Lots 3 & 4, COBBLESTONE, as platted and recorded in File 73, Slide 171, Lane County Oregon Plat Records, Lane County, Oregon.

WHEREAS said real property is owned by Lane County and not in use for County purposes, and sale of said property would benefit Lane County by its return to the tax roll, and

WHEREAS said real property was offered at a Sheriff's sale on September 11, 2006 with a minimum bid of \$7,000 and did not receive any bids and remained unsold at the close of said sale

IT IS HEREBY ORDERED that, pursuant to ORS 275.200 and ORS 275.275, the real property be sold to Monte Goldbeck for \$7,000, that the Quitclaim Deed be executed and that the proceeds be disbursed as follows:

Foreclosure Fund	(268-5570270-446120)	\$6,523
General Fund	(124-5570260-436521)	477

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this _____ day of _____, 2006.

Bill Dwyer, Chair, Board of County Commissioners

APPROVED
9-21-06
[Handwritten Signature]

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONTE GOLDBECK FOR \$7,000 (MAP # 17-02-34-43-TAX LOTS 703 AND 704, ADJACENT TO 6385 MAIN ST., SPRINGFIELD)

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Monte Goldbeck

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lots 3 & 4, COBBLESTONE, as platted and recorded in File 73, Slide 171, Lane County Oregon Plat Records, Lane County, Oregon(17-02-34-33-00703/00704).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is \$7,000.00

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,

_____, _____, _____, _____,

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon _____

After recording, return to/taxes to:
Monte Goldbeck
PO Box 40112
Eugene, OR 97404

My Commission Expires _____

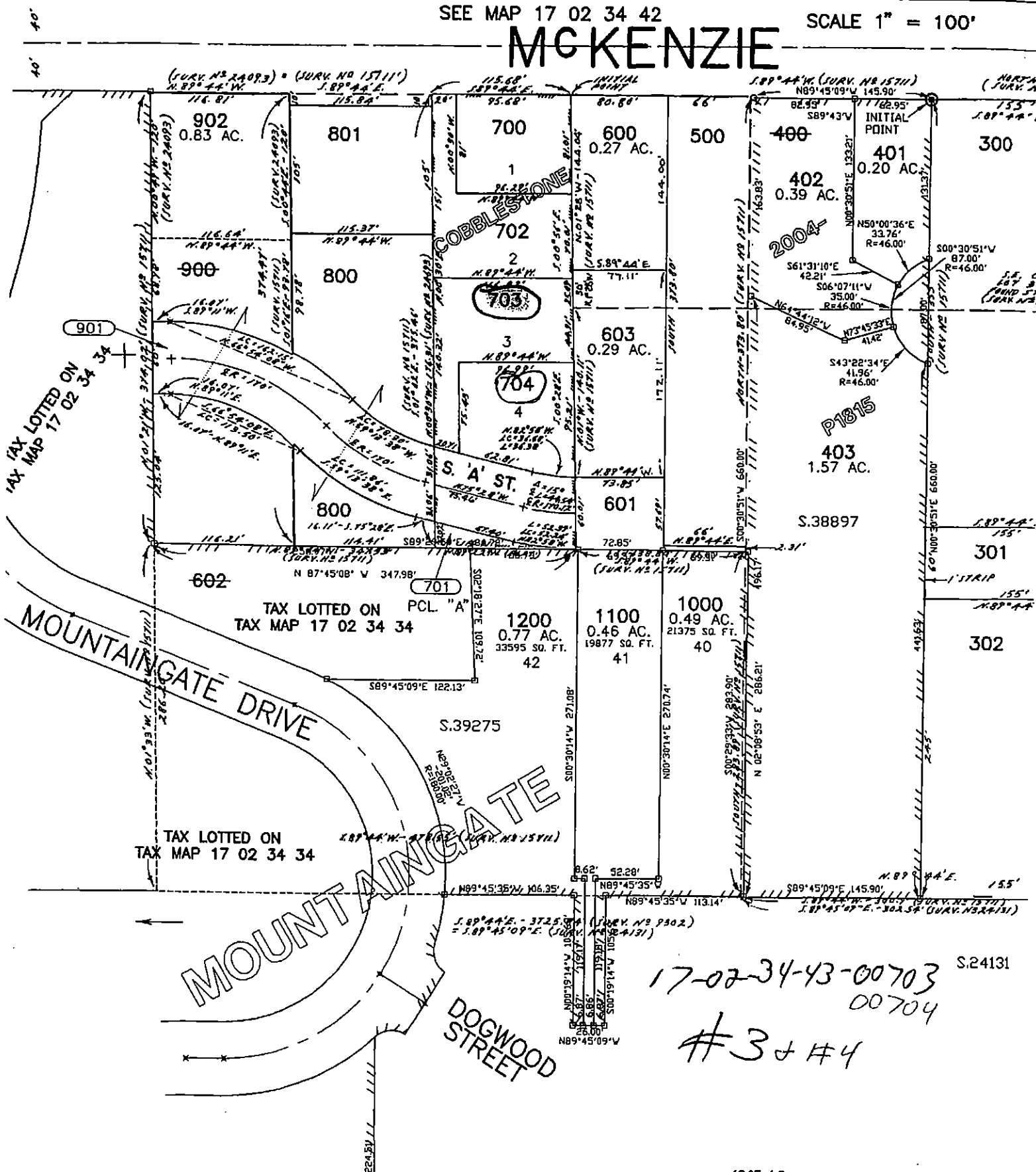
ASSESSMENT
AND TAXATION
ONLY

S.W.1/4 S.E.1/4 SEC.34 T.17S. R.
LANE COUNTY

SEE MAP 17 02 34 42

SCALE 1" = 100'

MCKENZIE



17-02-34-43-00703
00704
#3 + #4
S.24131