



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, October 27, 2021

SUBJECT: Public Hearing to approve the conveyance of County-owned property to the City of Redmond and consideration of Board Signature for Order No. 2021-054, authorizing the Deschutes County Property Manager to execute the documents associated with the conveyance of County-owned property located at the southeast corner of NW Greenwood Avenue and NW 32nd Street, Redmond

RECOMMENDED MOTION:

Hold a Public Hearing to approve the conveyance of County-owned property to the City of Redmond and move approval of Order No. 2021-054, authorizing the Deschutes County Property Manager to execute the documents associated with the conveyance of County-owned property located at the southeast corner of NW Greenwood Avenue and NW 32nd Street, Redmond

BACKGROUND AND POLICY IMPLICATIONS:

In 2016, Deschutes County acquired by Tax Deed a 0.03-acre property through the tax foreclosure process for nonpayment of property taxes. The property known as Map and Tax Lot 151308CB00901 is located at the southeast corner of NW Greenwood Avenue and NW 32nd Street, Redmond. The Real Market Value (RMV) as determined by the Deschutes County Assessor's Office is \$2,500.

In 2006, the property was conveyed to Tri-County Investors Limited with the intention of dedicating the property as public road right-of-way for the future expansion of NW 32nd Street; however, the property was not dedicated and has since remained a Tax Lot and later acquired by the County through Tax Deed as described above.

The 1,306 square foot property is zoned R-4 and the minimum lot size for a single-family residence is 5,500 square feet in this zoning district. Based on its small size being less than the city requirements for a lot in Redmond, the City found this property not buildable for residential home purposes.

The City of Redmond is requesting the property be conveyed to the City for zero consideration ultimately for the purpose of expanding NW 32nd Avenue for public road right-of-way as neighboring property is developed. The City will cover advertising costs and recording fees.

Oregon Revised Statute (ORS) 271.330 grants political subdivisions express power to relinquish the title to any of the political subdivision's property not needed for public use to any governmental body, providing the property is used for not less than 20 years for a public purpose by the governmental body in the State of Oregon. Additionally, the ORS requires advertisement in a newspaper of general circulation for two successive weeks indicating the intent to transfer the property and setting the time and place of a public hearing; the advertising requirement has been met. After the public hearing is held and objections are heard, the Board of County Commissions may proceed with the transfer. The property is required to be conveyed by deed, subject to a reversionary interest retained by the granting political subdivision in the event that the property is used for a purpose that is inconsistent with the grant. The granting political subdivision may waive the subdivision's right to a reversionary interest at the time the property is conveyed.

BUDGET IMPACTS:

No budget impacts.

ATTENDANCE:

Kristie Bollinger, Property Manager