

# Council Business Meeting

# March 6, 2018

**Title:** Declaration of Surplus Property

**From:** Mark Welch                      Director of Administrative Services  
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### Summary:

This item concerns the proposed sale of several City owned properties in the City. The first step in the disposal process is declaring the properties surplus and allowing the Administrative Services Director to dispose of the property in a manner allowed under AMC 2.54.

The proposed properties are:

1. Tax Lot 39-1E-5DA, 2703: Located east of North Main Street and north of West Hersey Street
2. Tax Lot 39-1E-09BC, 201: One tax lot south of East Main Street Adjacent to the west of Lithia Springs Hotel
3. Tax Lot 39-1E-11C, 2505

**Actions, Options, or Potential Motions:**

I move to approve a resolution titled, “A Resolution Declaring Tax Lot 39-1E-5DA, 2703, Tax Lot 39-1E-09BC, 201, and Tax Lot 39-1E-11C, 2505 Surplus Property in the City of Ashland”

### Resource Requirements:

Staff resources to properly dispose of the property if declared surplus.

### **Policies, Plans and Goals Supported:**

4. Evaluate real property and facility assets to strategically support city mission and goals.
  - 4.1 Identify and evaluate underperforming assets.

### **Background and Additional Information:**

The City of Ashland currently owns several pieces of real property. The resolution addresses three properties that no longer serve any potential benefit to the City. The three properties, if disposed of by the City, could benefit residents of Ashland. There has been interest in each property. The City has received appraisals on each of the properties and would be looking to dispose of the properties in a similar price range.

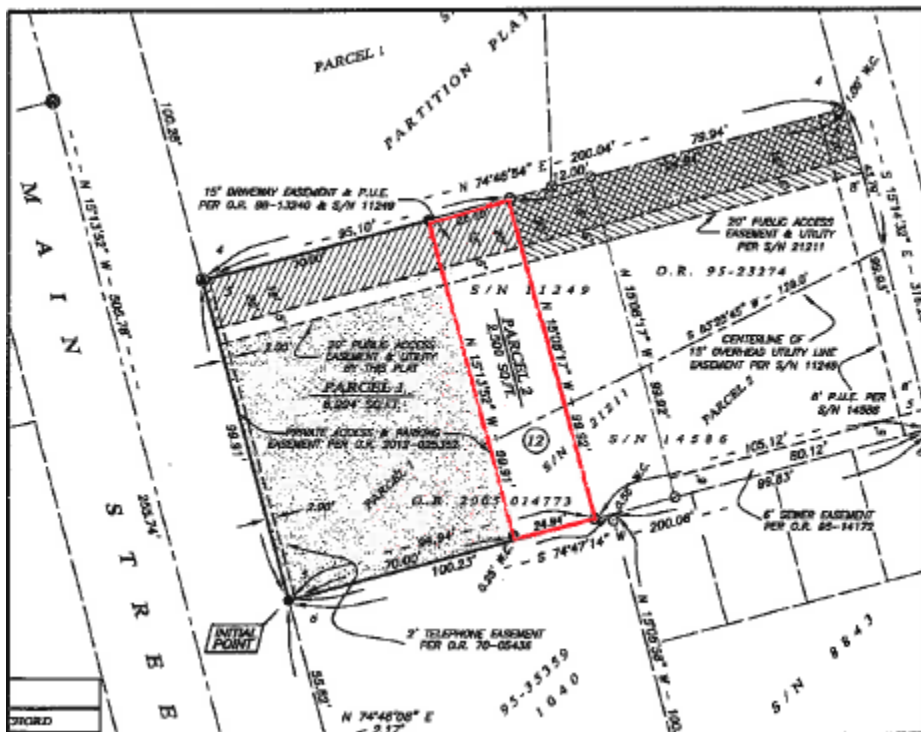
If the properties are declared surplus, the Administrative Service Director will dispose of the properties in a manner consistent with AMC 2.54. The current proposed disposal manner for the property on N. Main and Lithia Springs Hotel Lot would be through a publicly noticed sealed bid process. The property on Clay Street has the potential to benefit the community through a sale to another jurisdiction or non-profit.

This resolution would declare the properties surplus. Once the disposal process was completed the final decision to sell the properties will be brought back to the Council for approval.

The proposed properties, map of the locations and a review of the properties is presented below.

**Tax Lot 39-1E-5DA, 2703:** The subject property was recently created as part of a lot line adjustment. According to the finalized plat the subject land parcel is rectangular in shape and totals 0.0574 acre, or 2,500 square feet. The property is located at XX Lori Lane.

The City acquired a parcel adjacent to the Colwell Chiropractic property on the corner of Hersey St and North Main to relocate parking that was being converted to public right of way for intersection improvements on Hersey St. The parcel was partitioned and this parcel is the remnant of what was not part of the parking lot improvement. The parcel is not likely developable on its own due to the size but could be utilized in combination with other adjacent parcels. The property has no public purpose to remain in the ownership of the City.



**Tax Lot 39-1E-09BC, 201:** The Subject Property is rectangular in shape and totals 0.06 acre or 2,614 square feet.

This property is currently being used with City permission as a five space improved (paved, curbing, striping) parking lot for three businesses; OSF (2 spaces), Ashland Springs Hotel (1 space) and tenants of the building immediately to the north – 180 East Main St (2 spaces). In previous research, records were found that indicates the City was deeded this property by the still current owners of the property to the north in 1969 and a portion of the parcel was improved for the five space parking lot at some point subsequent. No long term parking rights have been granted to the three entities currently utilizing the parking spaces. The property is zoned C-1-D,

which means that no off street parking is required making 100% of the parcel footprint available for build out. Access to the site is limited to the two alleys that form the parcel's east and south borders. Due to the property slope, a three story development is likely permitted without land use variances/exceptions.



**Tax Lot 39-1E-11C, 2505:** The subject property is rectangular in shape and totals 0.78 of an acre or 33,300 square feet. The property is a remaining piece of the original 10-acre property purchased by the City of Ashland in November of 2008. Development of an affordable housing project and adjacent wetland area on the main property to the north resulted the installation of transportation and utility infrastructure along the entirety of this property's north property line.

The property is zoned R-2 and has the potential for 8-10 units. The ultimate development of this property will create a street connection between Villard and McCall Streets improving the vehicle, bike and pedestrian neighborhood connections. The property may be well suited for further affordable housing development and is currently under discussion with a local non-profit housing development group.



**RESOLUTION NO. 2018-\_\_\_\_\_**

**A RESOLUTION DECLARING TAX LOT 39-1E-5DA, 2703, TAX LOT 39-1E-09BC, 201, AND TAX LOT 39-1E-11C, 2505 SURPLUS PROPERTY IN THE CITY OF ASHLAND**

**RECITALS:**

1. The City owns a property known as Tax Lot 39-1E-5DA, 2703: Located east of North Main Street and north of West Hersey Street, and
2. The City owns a property known as Tax Lot 39-1E-09BC, 201: One tax lot south of East Main Street Adjacent to the west of Lithia Springs Hotel, and
3. The City owns a property known as Tax Lot 39-1E-11C, 2505: Located at Villard Street, and
4. The City Council finds the property is no longer needed for any City purpose; and
5. Selling the property will generate revenue for the City; and
6. The City Council desires to sell the property in compliance with Ashland Municipal Code 2.54.

**THE CITY OF ASHLAND RESOLVES AS FOLLOWS:**

**SECTION 1.**

The property known as Tax Lot 39-1E-5DA, 2703, Tax Lot 39-1E-09BC, 201, and Tax Lot 39-1E-11C, 2505, is declared surplus and may be sold.

**SECTION 2.**

This resolution was duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, and takes effect upon signing by the Mayor.

\_\_\_\_\_  
Melissa Huhtala, City Recorder

SIGNED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
John Stromberg, Mayor

Reviewed as to form:

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David H. Lohman, City Attorney