

ORDINANCE NS-2168

AN ORDINANCE AMENDING THE BEND CODE BY AMENDING CHAPTER 1.50 REAL PROPERTY

Findings:

- A. Bend Code Chapter 1.50 provides procedures and standards for the acquisition and transfer of real property by the City.
- B. The City is in the process of selling property in Juniper Ridge and staff has requested certain amendments to clarify the process for selling Juniper Ridge property.
- C. The Council agrees that the requested amendments will improve the code.

Based on these findings, the City of Bend ordains as follows:

Section 1 Bend Code Section 1.50.040 Subsection (1) is amended to read as follows:

(1) Any proposed sale of standard undeveloped property or developed property shall be set for a hearing before the Council. The Council may consider the sale of multiple properties at the hearing.

Section 2 Bend Code Section 1.50.040 Subsection (4) is amended to read as follows:

(4) After the hearing, the Council shall decide whether to offer the property for sale and shall establish minimum acceptable terms. The Council may consider appraisal(s) or other evidence of market value in establishing the minimum acceptable terms. The Council may decide to offer the property for sale only if it determines that the property is surplus to the City's needs.

Section 3 Bend Code Section 1.50.040 Subsection (5) is amended to read as follows:

(5) The City shall obtain an appraisal or other evidence of market value before concluding any sale to a private entity.

Section 4 Bend Code Section 1.50.10 is amended to add a new Subsection (10):

(10) Notwithstanding the provisions of this section, the Council may adopt, after public notice and hearing, a resolution establishing a procedure for the sale of individual

parcels of a class of City-owned real properties, or any interest in the properties, under a single program established within the City for the sale of that class of properties. The City may thereafter sell any parcel under that adopted procedure in lieu of the procedure established in this section. See ORS 221.727.

Section 5 Bend Code Section 1.50.095(3) is amended to read:

(3) For exchanges with private entities, the City shall require or obtain an appraisal or other evidence of market value if the value of the property transferred by the City or received by the City exceeds \$100,000.

Section 6 Bend Code Chapter 1.50 is amended to add a new Subsection 1.50.100 to read as follows:

1.50.100 Procedures for Specific Types of Properties

The Council may by resolution establish procedures for the sale of specific types or categories of real property that differ from the procedures required by this Chapter.

Section 7 All other provisions of the Bend Code remain unchanged and in effect.

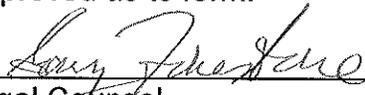
Read for the first time the 6th day of July, 2011.

Read for the second time the 20th day of July, 2011.

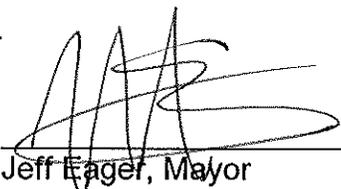
YES: 6 NO: 0 ABSTAIN: 0

Authenticated by the Mayor the 20th day of July, 2011.

Approved as to form:



Legal Counsel



Jeff Eager, Mayor

ATTEST:



Patricia Stell, City of Bend Recorder