

RESOLUTION NO. 4533

A RESOLUTION AUTHORIZING NEGOTIATIONS FOR THE PURCHASE OF PROPERTY FOR THE MULTIMODAL TRANSPORTATION CENTER.

WHEREAS, the City of Albany has determined this property is integral to the development of the Multimodal Transportation Center; and

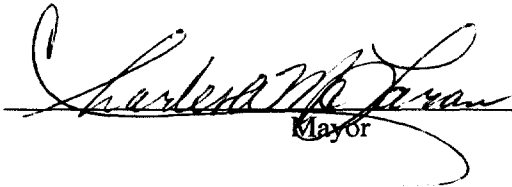
WHEREAS, appraisals for the properties are in conformance with federal requirements; and

WHEREAS, Oregon Department of Transportation's review and approval of appraisals is required prior to purchase offers; and

WHEREAS, negotiations for property acquisition must follow federal procedures.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes negotiations for the purchase of title to the real property generally identified as Tax Lot 4500 (200 Pacific Boulevard SW), Tax Lot 3600 (308 Pacific Boulevard SW), and the AMTRAK passenger rail depot and surrounding property with easements.

DATED THIS DATE 15TH OF OCTOBER 2001.

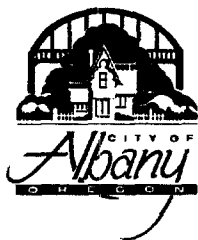


Mayor

ATTEST:



City Recorder



TO: Albany City Council

VIA: Steve Bryant, City Manager
Floyd W. Collins, Public Works Director *FWC*

FROM: Guy Mayes, Special Projects Coordinator *Gm*

DATE: October 10, 2001, for October 15, 2001, City Council Executive Session

SUBJECT: MS-98-02, Multimodal Transportation Center
Property Negotiations to Acquire Land

Action Requested:

Staff requests that Council authorize staff to negotiate for the purchase of three primary properties and associated easements, which are needed for construction of the Transportation Center.

Discussion:

Construction of the Transportation Center, as shown on the site plan previously approved by Council at the April 11, 2001, public hearing requires acquisition of property. The City does not currently own any of the land needed for the center. Three primary property parcels were identified in the site planning process as being essential to the implementation of this project. The three parcels (shown on the attached maps) are the Amtrak depot/REA buildings and surrounding land; the Mid-State Properties' parcel immediately south of the railroad parcel at 200 Pacific Boulevard SW, Tax Lot 4500, Map 11 3W 7BC; and the vacant carpet store at 308 Pacific Boulevard SW, Tax Lot 3600, Map 11 3W 7CB.

This project is federally funded, which requires that very specific procedures be followed when acquiring property. Formal appraisals were completed and subsequently reviewed and approved by ODOT to be in compliance with federal law for two of three primary properties. The third property appraisal is near completion and will be submitted for ODOT approval.

The next step in the process is to present formal offers of purchase and negotiate with the property owners in accordance with procedures established by federal regulation. Staff is requesting Council approval to proceed with the acquisition process for the three properties.

Budget Impact:

The property acquisition costs are part of the overall \$11 million Transportation Center project, which is 80 percent federally funded. The appraised values for the three primary parcels are within the amount estimated during the grant application process.

GM:kw
Attachment

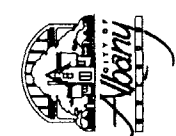


DRAFT

ALBANY TRANSPORTATION CENTER PROJECT

AERIAL SITE MAP

CITY OF ALBANY
ALBANY OREGON



REVISIONS: APPD.

DATE: 08-31-01
DESIGN: SCH
DRAWN: SCH
CHECKED:
REVISION NUMBER:

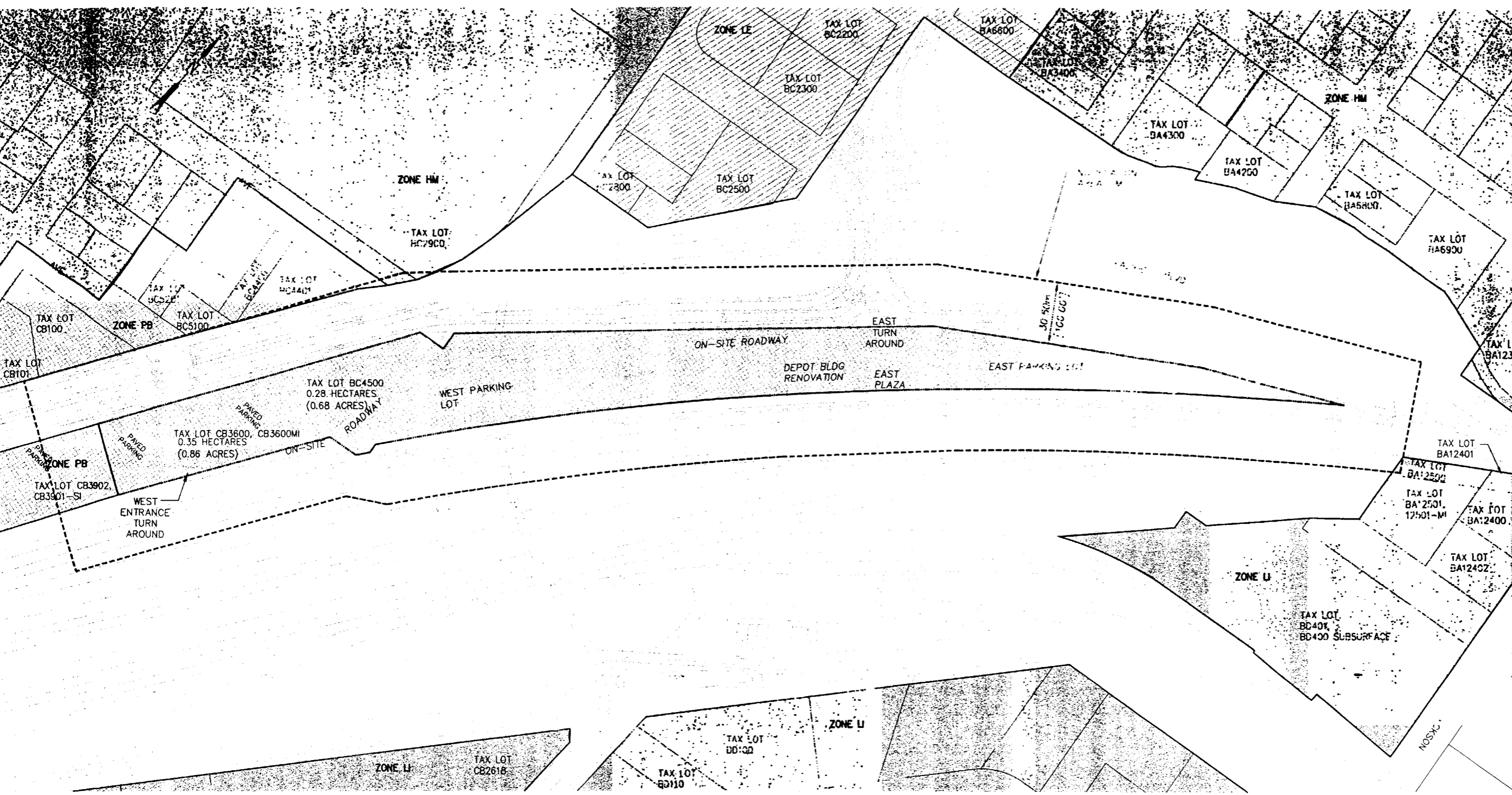
SCALE: 1" = 300'

PROJECT NUMBER:
ALBX0000-0020

DRAWING FILE:
AL20PRM02.DWG

SHEET NO.

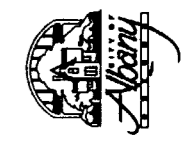
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OF 14



- LEGEND**
- ZONE HM - HACKLEMAN MONTEITH
 - ZONE LI - LIGHT INDUSTRIAL
 - ZONE PB - PACIFIC BOULEVARD
 - ZONE LE - LYON ELLSWORTH
 - 100' BOUNDARY (NOTIFICATION AREA)

AREAS THAT ARE NOT COLORED INDICATE PUBLIC RIGHT-OF-WAY OR UNION PACIFIC RAILROAD RIGHT-OF-WAY

ALBANY TRANSPORTATION CENTER PROJECT
ZONING AND TAXLOT MAP
 CITY OF ALBANY
 ALBANY, OREGON



DAVID EVANS AND ASSOCIATES INC.
 2828 Southwest Corbett Avenue
 Portland Oregon 97201
 Phone: 503.223.6683

REVISIONS: APPD.

DATE: 09-20-01
 DESIGN:
 DRAWN: SWH
 CHECKED:
 REVISION NUMBER:
 SCALE: 1:1000
 PROJECT NUMBER:
 ALBX0000-0020
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 OF 14

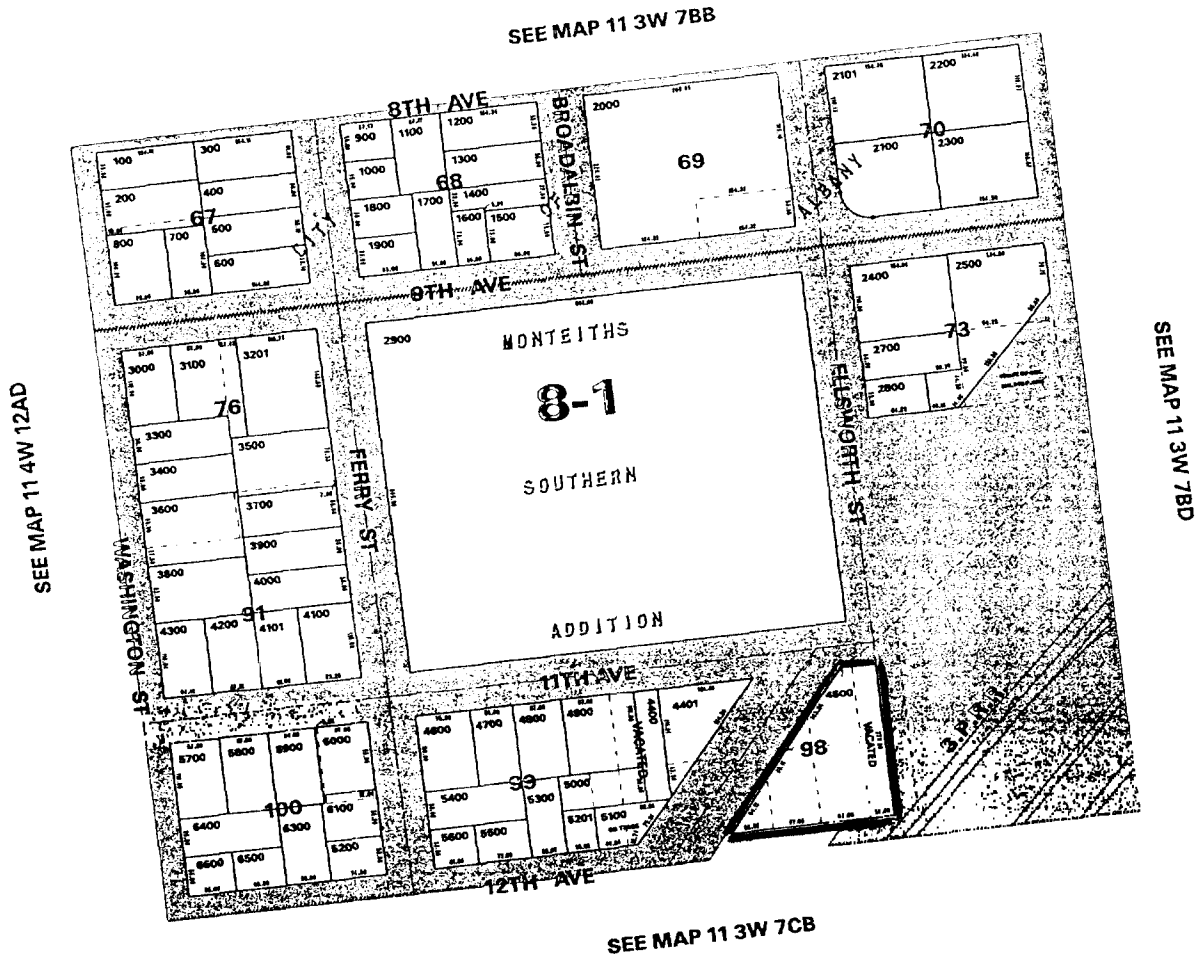
LINN COUNTY ASSESSOR'S PLAT MAP

Mid-State Properties, Inc.
200 Pacific Blvd. SW
Albany, OR 97321
Tax Lot 4500, Map 11 3W 7BC

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

SW1/4 NW1/4 SEC.07 T.11S. R.03W. W.M.
LINN COUNTY, OREGON
1" = 100'

11 3W 7BC
ALBANY



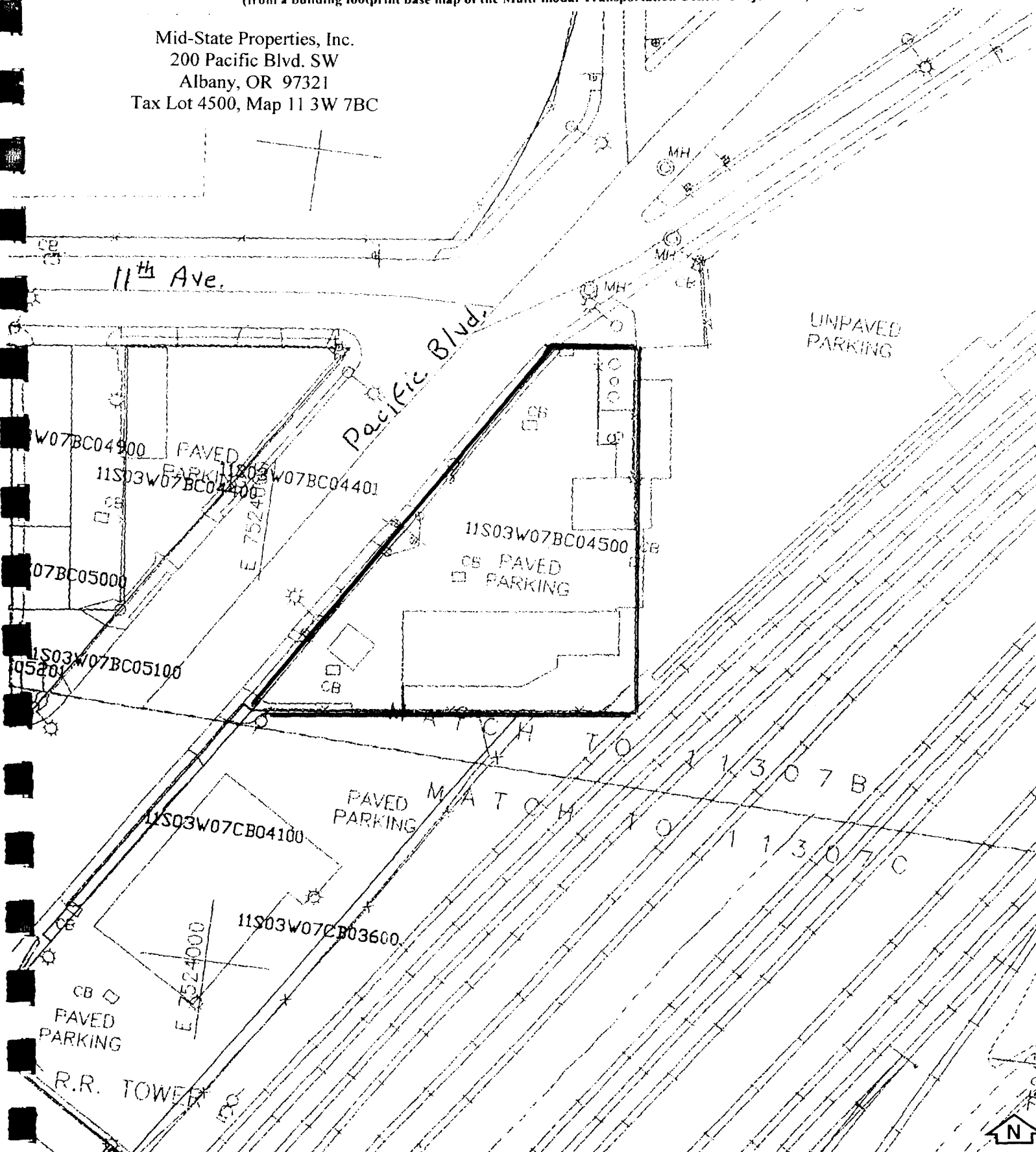
ALBANY
11 3W 7BC

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SUBJECT PROPERTY SITE MAP

(from a building footprint base map of the Multi-modal Transportation Center Project area)

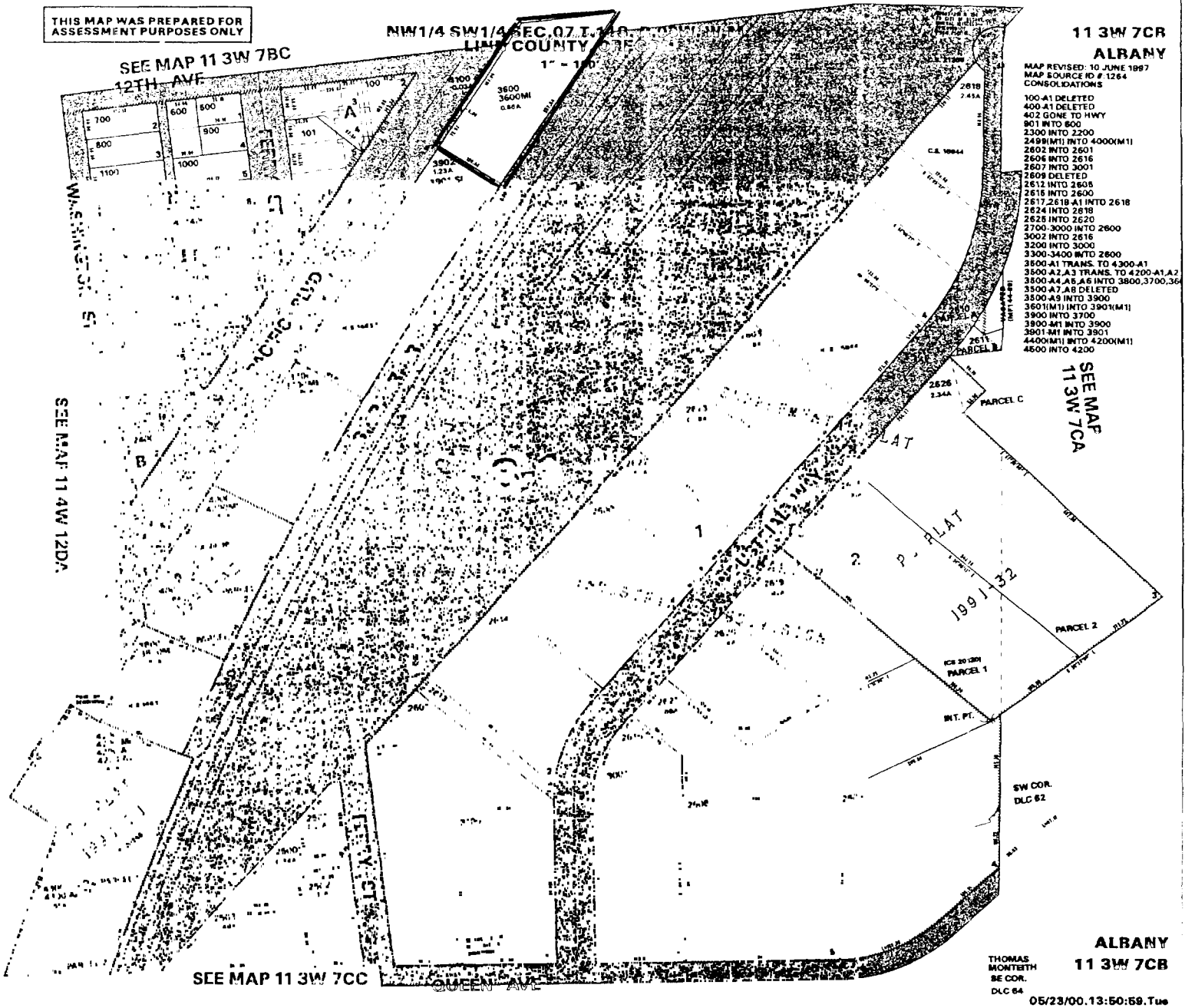
Mid-State Properties, Inc.
200 Pacific Blvd. SW
Albany, OR 97321
Tax Lot 4500, Map 11 3W 7BC



LINN COUNTY ASSESSOR'S PLAT MAP

Rodney W. Tripp Trust
308 Pacific Boulevard SW
Albany, OR 97321
Tax Lot 3600, Map 11 3W 7CB

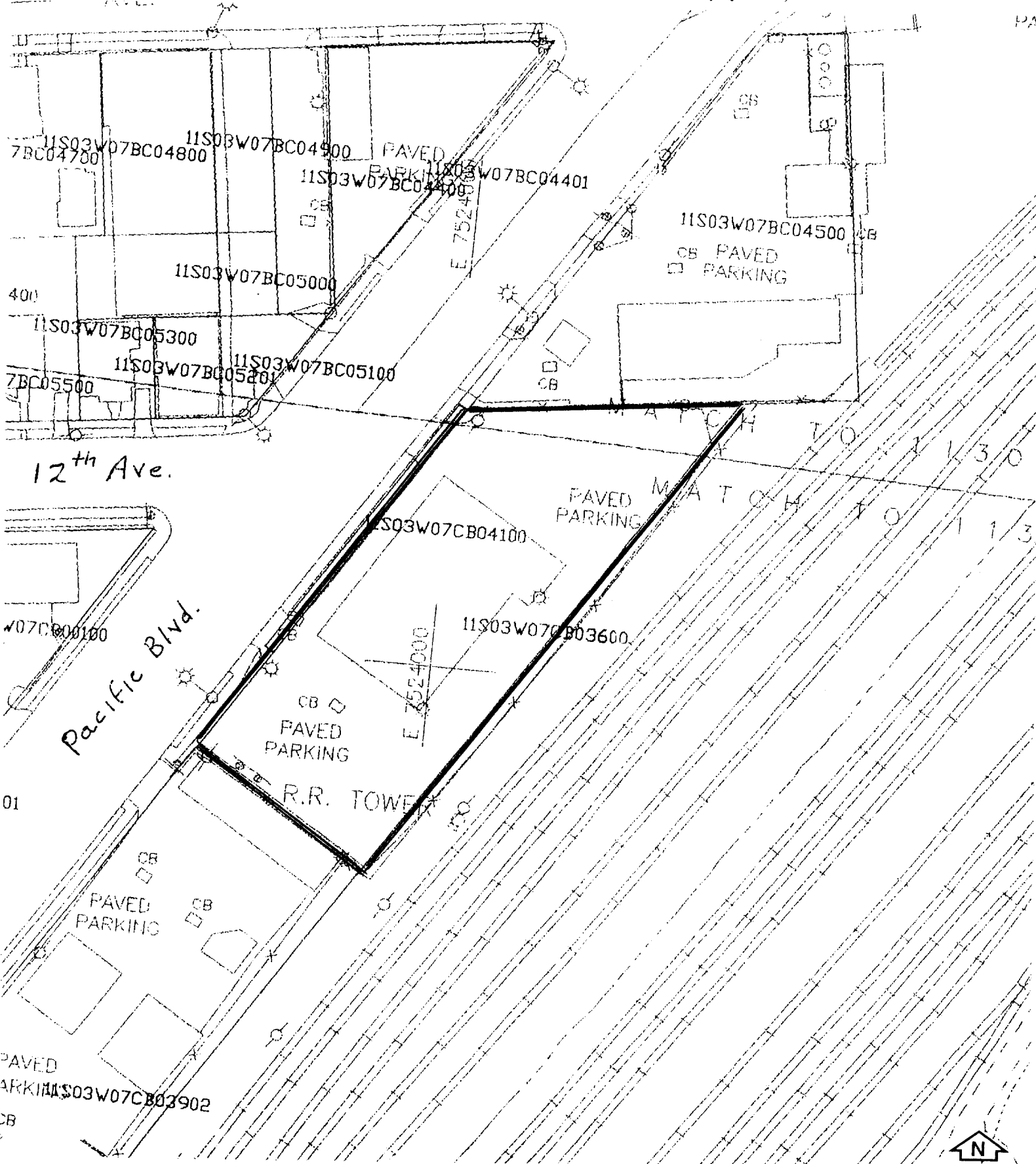
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ASSESSMENT PURPOSES ONLY



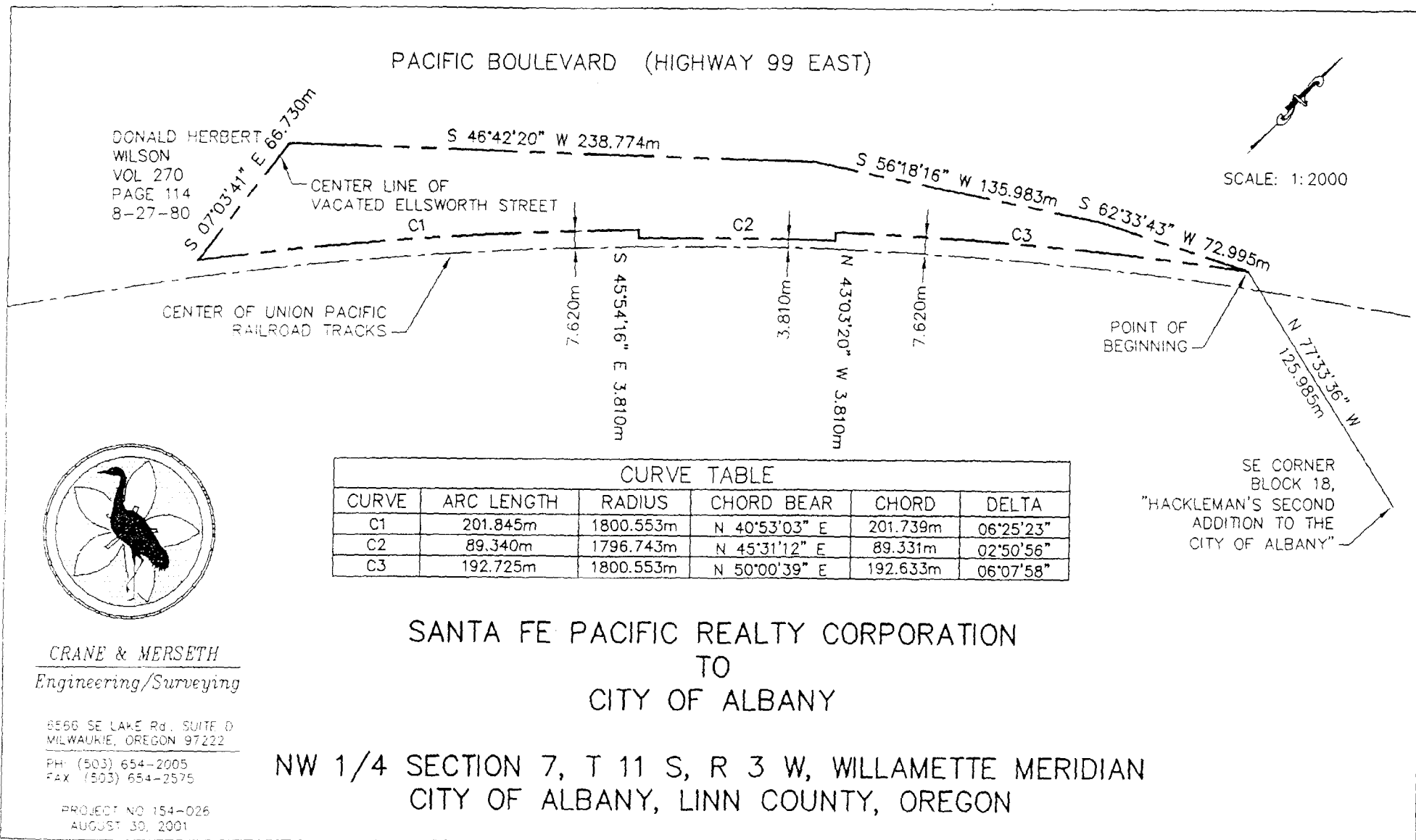
Rodney W. Tripp Trust
308 Pacific Boulevard SW
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Tax Lot 3600, Map 11 3W 7CB

SUBJECT PROPERTY SITE MAP

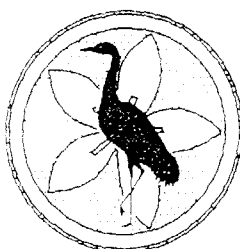
(from a building footprint base map of the multi-modal transportation center project area)



Amtrak Depot / Union Pacific Site



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEAR	CHORD	DELTA
C1	201.845m	1800.553m	N 40°53'03" E	201.739m	06°25'23"
C2	89.340m	1796.743m	N 45°31'12" E	89.331m	02°50'56"
C3	192.725m	1800.553m	N 50°00'39" E	192.633m	06°07'58"



CRANE & MERSETH
Engineering/Surveying

8566 SE LAKE Rd., SUITE D
MILWAUKIE, OREGON 97222

PH: (503) 654-2005
FAX: (503) 654-2575

PROJECT NO 154-026
AUGUST 30, 2001

SANTA FE PACIFIC REALTY CORPORATION
TO
CITY OF ALBANY

NW 1/4 SECTION 7, T 11 S, R 3 W, WILLAMETTE MERIDIAN
CITY OF ALBANY, LINN COUNTY, OREGON

Exhibit "A"

Santa Fe Pacific Realty Corp.
To the City of Albany

A tract of land in the northwest $\frac{1}{4}$ of Section 7, T.11S., R.3W., Willamette Meridian, City of Albany, Linn County, Oregon, said tract being more particularly described as follows:

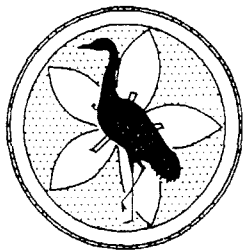
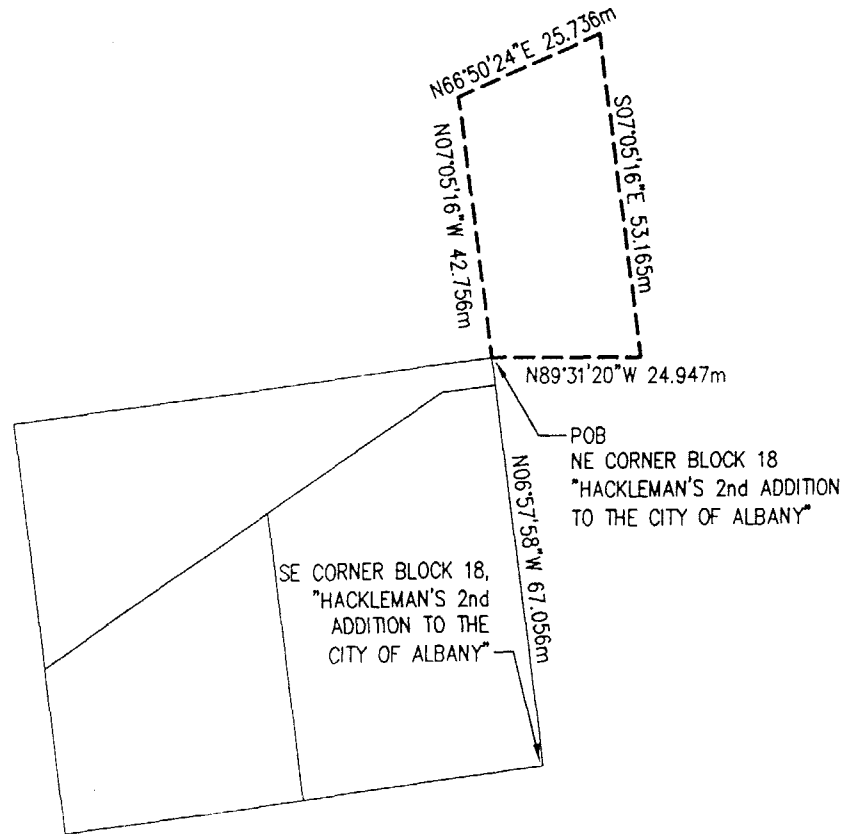
BEGINNING at a point on the southeasterly right of way line of Pacific Boulevard (also known as Highway 99 East), said point being $N77^{\circ}33'36''W$ 125.985 meters from a $\frac{5}{8}$ inch iron rod marking the southeast corner of Block 18, "Hackleman's Second Addition To The City Of Albany"; thence $S62^{\circ}33'43''W$ along said southeasterly right of way line 72.995 meters to a point on the east line of Block 7, "Hackleman's 2nd Addition To The City Of Albany" that measures 50.292 meters from the northwest corner thereof; thence $S56^{\circ}18'16''W$ 135.983 meters to a point on the southerly extension of the east line of Block 71, "Eastern Addition" that measures 44.394 meters from the southeast corner thereof; thence $S46^{\circ}42'20''W$ 238.774 meters to the centerline of vacated Ellsworth Street; thence, leaving said Pacific Boulevard right of way line, $S07^{\circ}03'41''E$ along said centerline 66.730 meters to the beginning of a curve concave southeasterly of radius 1,800.553 meters; thence, on said curve and parallel with and 7.620 meters northwesterly of the center of the Union Pacific Railroad Company tracks as existing in November, 2000, through a central angle of $06^{\circ}25'23''$ (which chord bears $N40^{\circ}53'03''E$ 201.739 meters), an arc distance of 201.845 meters to a point; thence $S45^{\circ}54'16''E$ along a radial line 3.810 meters to a point lying a radial distance of 3.810 meters northwesterly of the center of the aforementioned railroad tracks, said point being on a curve concave southeasterly of radius 1,796.743 meters; thence, on said curve and parallel with said tracks, through a central angle of $02^{\circ}50'56''$ (which chord bears $N45^{\circ}31'12''E$ 89.331 meters), an arc distance of 89.340 meters to a point; thence $N43^{\circ}03'20''W$ along a radial line 3.810 meters to a point lying a radial distance of 7.620 meters northwesterly of the center of said railroad tracks, said point being on a curve concave southeasterly of radius 1,800.553 meters; thence, on said curve and parallel with said tracks, through a central angle of $06^{\circ}07'58''$ (which chord bears $N50^{\circ}00'39''E$ 192.633 meters), an arc distance of 192.725 meters to the **POINT OF BEGINNING**.

Said tract of land contains 13,503.0 square meters, more or less.

Jackson Street
North of 8th Avenue



SCALE: 1:1000



CRANE & MERSETH
Engineering/Surveying

6566 SE LAKE Rd., SUITE D
MILWAUKIE, OREGON 97222

PH: (503) 654-2005
FAX: (503) 654-2575

PROJECT NO 154-026e
AUGUST 30, 2001

TUNNEL EASEMENT

**NW 1/4 & NE 1/4 SECTION 7, T 11 S, R 3 W, WILLAMETTE MERIDIAN
CITY OF ALBANY, LINN COUNTY, OREGON**

Exhibit "A"

Tunnel Easement

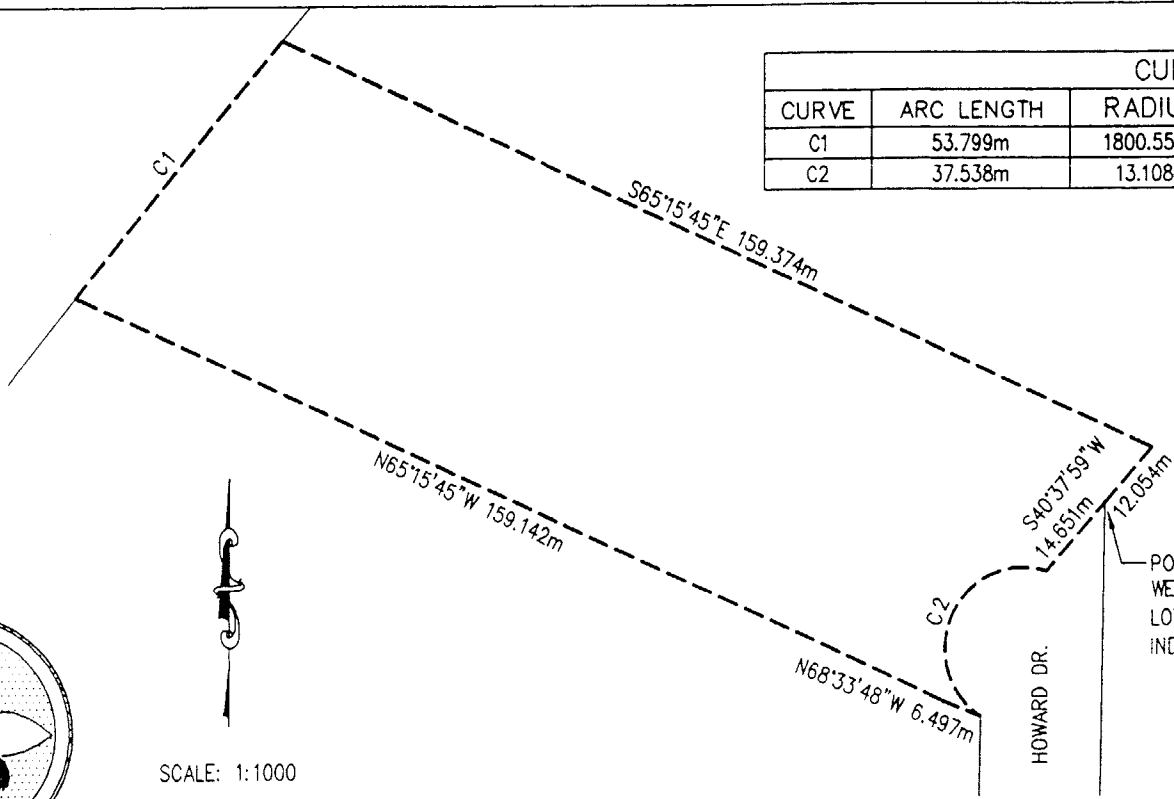
A tract of land in the northwest $\frac{1}{4}$ and the northeast $\frac{1}{4}$ of Section 7, T.11S., R.3W., Willamette Meridian, City of Albany, Linn County, Oregon, said tract being more particularly described as follows:

BEGINNING at the northeast corner of Block 18, "Hackleman's 2nd Addition To The City Of Albany," said corner being N06°57'58"W 67.056 meters from a 5/8 inch iron rod marking the southeast corner of said Block 18: thence N07°05'16"W 42.756 meters to the northerly right-of-way line of the Union Pacific Railroad; thence N66°50'24"E along said right-of-way line 25.736 meters; thence, leaving said right-of-way line, S07°05'16"E 53.165 meters to the southerly right-of-way line of the Union Pacific Railroad; thence N89°31'20"W along said right-of-way line 24.947 meters to the **POINT OF BEGINNING**.

Said tract of land contains 1,186.1 square meters, more or less.

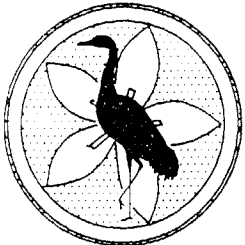
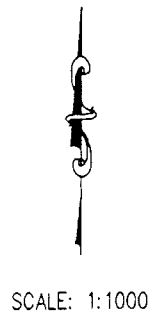
Easement Over Rail Yard

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEAR	CHORD	DELTA
C1	53.799m	1800.553m	N39°30'02"E	53.797m	01°42'43"
C2	37.538m	13.108m	S25°02'53"W	25.963m	164°04'50"



POB
 WESTERLY NW CORNER
 LOT 2, BLOCK 1, "JACKSON
 INDUSTRIAL SUBDIVISION"

HOWARD DR.



CRANE & MERSETH
 Engineering/Surveying

6566 SE LAKE Rd., SUITE D
 MILWAUKIE, OREGON 97222

PH: (503) 654-2005
 FAX: (503) 654-2575

PROJECT NO 154-026e
 AUGUST 30, 2001

PEDESTRIAN BRIDGE EASEMENT

NW 1/4 & SW 1/4 SECTION 7, T 11 S, R 3 W, WILLAMETTE MERIDIAN
 CITY OF ALBANY, LINN COUNTY, OREGON

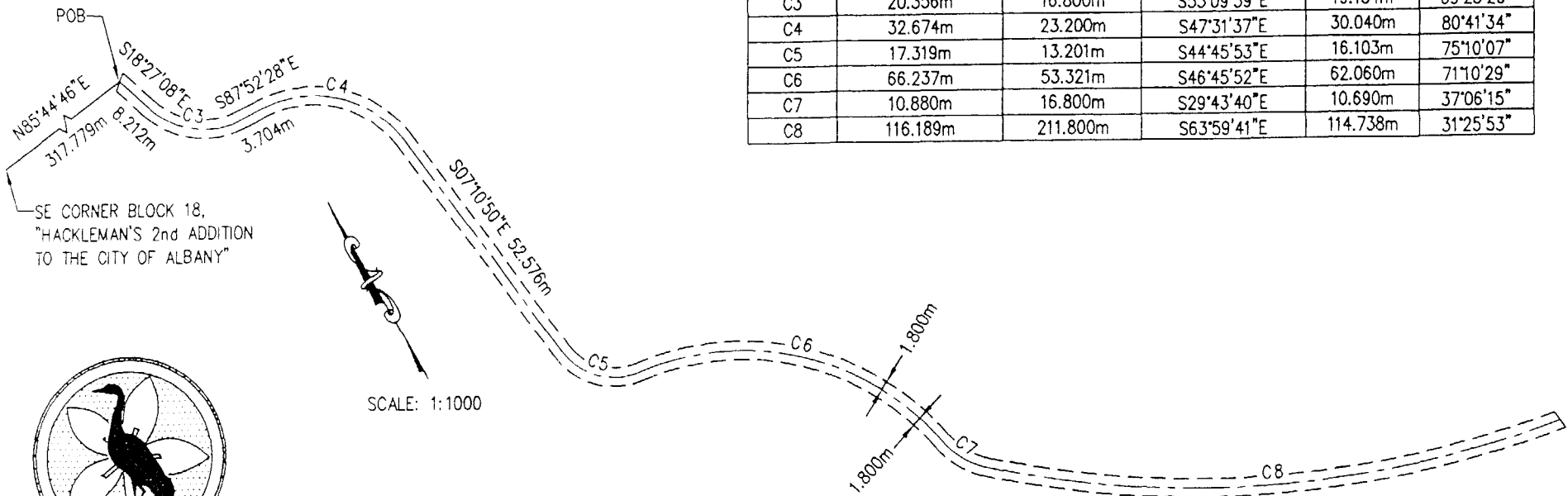
Exhibit "A"

Pedestrian Bridge Easement

A tract of land in the northwest $\frac{1}{4}$ and the southwest $\frac{1}{4}$ of Section 7, T.11S., R.3W., Willamette Meridian, City of Albany, Linn County, Oregon, said tract being more particularly described as follows:

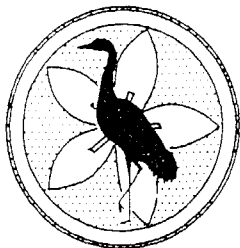
BEGINNING at a 5/8 inch iron rod marking the westerly northwest corner of Lot 2, Block 1, "Jackson Industrial Subdivision"; thence S40°37'59"W along the northwesterly right-of-way line of Howard Drive 14.651 meters to a 5/8 inch iron rod marking the start of a 13.108 meter radius curve concave easterly; thence, continuing along the northwesterly right-of-way line of Howard Drive, 37.538 meters along the arc of said curve, which curve has a central angle of 164°04'50" and a chord that bears S25°02'53"W 25.963 meters, to a 5/8 inch iron rod marking the end of said curve; thence, leaving said right-of-way line, N68°33'48"W 6.497 meters to an angle point; thence N65°15'45"W 159.142 meters to a point on a 1,800.553 meter radius curve concave southeasterly, said point being a radial distance of 7.620 meters northwesterly of the center of the main railroad track as existing in August, 2001; thence proceeding parallel with said track, 53.799 meters along said curve, which curve has a central angle of 01°42'43" and a chord that bears N39°30'02"E 53.797 meters to a point; thence, leaving said curve, S65°15'45"E 159.374 meters to a point on the southeasterly right-of-way line of Union Pacific Railroad; thence S40°37'59"W along said right-of-way line 12.054 meters to the **POINT OF BEGINNING**.

Said tract of land contains 8,142.5 square meters, more or less.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEAR	CHORD	DELTA
C3	20.356m	16.800m	S53°09'39\"E	19.134m	69°25'20\"
C4	32.674m	23.200m	S47°31'37\"E	30.040m	80°41'34\"
C5	17.319m	13.201m	S44°45'53\"E	16.103m	75°10'07\"
C6	66.237m	53.321m	S46°45'52\"E	62.060m	71°10'29\"
C7	10.880m	16.800m	S29°43'40\"E	10.690m	37°06'15\"
C8	116.189m	211.800m	S63°59'41\"E	114.738m	31°25'53\"

SE CORNER BLOCK 18,
"HACKLEMAN'S 2nd ADDITION
TO THE CITY OF ALBANY"



SCALE: 1:1000

CRANE & MERSETH
Engineering/Surveying

6566 SE LAKE Rd., SUITE D
MILWAUKIE, OREGON 97222

PH: (503) 654-2005
FAX: (503) 654-2575

PROJECT NO 154-026e
AUGUST 30, 2001

PATH EASEMENT

NE 1/4 SECTION 7, T 11 S, R 3 W, WILLAMETTE MERIDIAN
CITY OF ALBANY, LINN COUNTY, OREGON

Exhibit "A"

Path Easement

A 3.600 meter wide strip of land in the northeast $\frac{1}{4}$ of Section 7, T.11S., R.3W., Willamette Meridian, City of Albany, Linn County, Oregon, said strip being 1.800 meters on each side of the following described centerline, with sidelines lengthening or shortening as necessary to intersect property lines and create a continuous strip:

BEGINNING at a point that bears N85°44'46"E 317.779 meters from a 5/8 inch iron rod marking the southeast corner of Block 18, "Hackleman's 2nd Addition To The City Of Albany"; thence S18°27'08"E 8.212 meters to the beginning of a 16.800 meter radius tangent curve concave northeasterly; thence 20.356 meters along the arc of said curve, which curve has a central angle of 69°25'20" and a chord that bears S53°09'39"E 19.134 meters, to the point of tangency; thence S87°52'28"E 3.704 meters to the beginning of a 23.200 meter radius tangent curve concave southwesterly; thence 32.674 meters along the arc of said curve, which curve has a central angle of 80°41'34" and a chord that bears S47°31'37"E 30.040 meters, to the point of tangency; thence S07°10'50"E 52.576 meters to the beginning of a 13.201 meter radius tangent curve concave northeasterly; thence 17.319 meters along the arc of said curve, which curve has a central angle of 75°10'07: and a chord that bears S44°45'53"E 16.103 meters, to the point of reverse curvature of a 53.321 meter radius tangent curve concave southwesterly; thence 66.237 meters along the arc of said curve, which curve has a central angle of 71°10'29" and a chord that bears S46°45'52"E 62.060 meters, to the point of reverse curvature of a 16.800 meter radius tangent curve concave northeasterly; thence 10.880 meters along the arc of said curve, which curve has a central angle of 37°06'15" and a chord that bears S29°43'40"E 10.690 meters, to the point of compound curvature of a 211.800 meter radius tangent curve concave northeasterly; thence 116.189 meters along the arc of said curve, which curve has a central angle of 31°25'53" and a chord that bears S63°59'41"E 114.738 meters, to the terminus of the centerline being described.

Said tract of land contains 1,181.3 square meters, more or less.