



**CITY OF COOS BAY CITY COUNCIL**  
**Agenda Staff Report**

MEETING DATE February 4, 2014	AGENDA ITEM NUMBER
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**TO:** Mayor Shoji and City Councilors

**FROM:** Jim Hossley, Director Public Works 

**Through:** Rodger Craddock, City Manager 

**ISSUE:** Disposal of Three City Owned Properties

**BACKGROUND:**

Last year the City Council reviewed a number of City owned properties to consider their disposal. Pursuant to Coos Bay Municipal Code, Chapter 3.45, Sale of Surplus City Property, the Council referred the issue to the Council Finance Committee for closer evaluation and recommendation. Staff suggested three properties for the Finance Committee to consider at their January 10, 2014 meeting. The Committee reviewed the topographic location map of each property along with the assessed value. The Committee recommended disposal of the properties at the price recommended by a licensed realtor.

Staff contacted Randy Hoffine, Principal Broker for Pacific Properties, to request his opinion on the value of the properties. One of the properties is in the Englewood area at the west corner of 17<sup>th</sup> Street and California Avenue. The other two are in Empire. One is along the east side of Morrison Street adjacent to the northwest corner of Toppits Park north of Pirates Court and south of Lakewood Lane. The other property is on the west side of N. Marple Street south of Division Avenue. Location maps and basic information on the three properties are attached.

Mr. Hoffine's opinion on the value of the properties is based on careful consideration including review of all the residential land sales in the Coos Bay and North Bend area over the last 12 months along with a visual inspection of the properties.

Per Mr. Hoffine, the Englewood property is a decent size site (1.24 acres), but there are significant elevation changes. It appears to need some significant dirt work and fill. His opinion of the property's estimated value is \$65,000.

The property along N Marple in Empire is, per Mr. Hoffine, also a great size site (1.54 acres), near the water. He found a bay front site not far from this property that recently sold for \$96,000. The City property is not bay front and its location is not as good as the other, but it is nearly twice the size. Mr. Hoffine also believes that as the Hollering Place project gets underway the value of this site may increase more quickly in the coming years, but we are not there yet. Mr. Hoffine's opinion of estimated value is \$100,000.

Mr. Hoffine provided staff with a value for the property along Morrison prior to the January 10<sup>th</sup> meeting. His opinion at that time was in the ballpark of the county's RMV of \$125,000. Mr. Hoffine has since stated, that "...at that time, another sale was fresh in my mind of a one acre undeveloped site that sold for \$5,000 because of the site development costs. I have been working with someone more recently that has been looking at sites such as this and the more I look at this site, the more appealing it is. I could see the value being closer to \$200,000. HOWEVER, having said that it will depend largely on what the City of Coos Bay regulates a developer to do. If a developer has to widen Morrison and Schoneman Streets, put in a pump station, pave other side streets or the like, it would make the site less desirable." The City's wastewater collection system master plan indicates that the existing sewer line in Morrison that serves this property is under sized. Prior to development it may be necessary for the developer to replace up to 2000 linear feet of sewer pipe. Other offsite improvements will depend on the density of the development. While unlikely, improvements to Morrison are a possibility. Typical onsite improvements a developer would provide include paved interior streets, curb, gutter, sidewalk, utilities, and storm drainage control.

**ADVANTAGES:**

Immediate cash in the City's General Fund upon sale of these properties and return the properties to the tax rolls.

**DISADVANTAGES:**

None

**BUDGET IMPLICATIONS:**

There will be cost to the City associated with advertising the properties for sale and closing. The sale will result in immediate funds to the City's General fund together with long term increase in tax revenue.

**RELATED CITY GOAL:**

The sale of City owned property is not a specific goal; however it falls within the goals set for Finance: Top Goal Priorities – "Provide a sustainable level of core services, meet regulatory requirements, and contribute to a stated goal within budgetary constraints of predictable revenue".

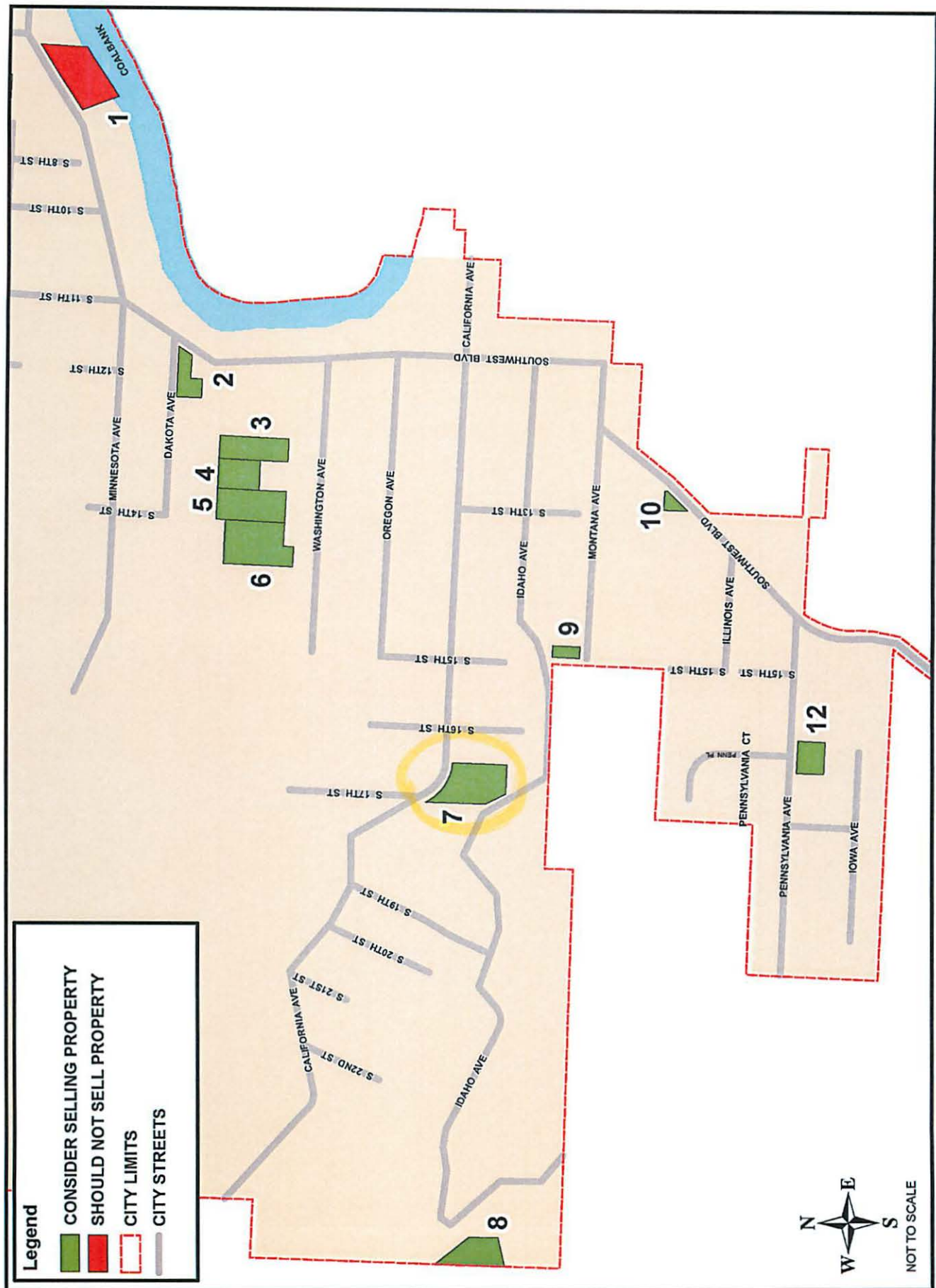
**ACTION REQUESTED:**

If it pleases the City Council, approve the surplus of parcels 25S1317-CD-05500, 25S1317-DC-00100 and 26S1303-BA-06300, and direct staff to sell at the price provided by Mr. Randy Hoffine.

**ATTACHMENTS:**

Table of Properties & Values  
Property Maps & Coos County Assessor's Summary Reports

<b>Parcel Map #</b>	<b>Parcel location</b>	<b>RMV</b>	<b>Realtor Opinon of Value</b>
26S1303-BA-06300	California Ave & 17th	\$ 75,000	\$ 65,000
25S1317-CD-05500	N. Marple St & Division	\$ 80,990	\$ 100,000
25S1317-DC-00100	N. Morrison Street	\$ 124,590	\$ 200,000



# ENGLEWOOD DISTRICT



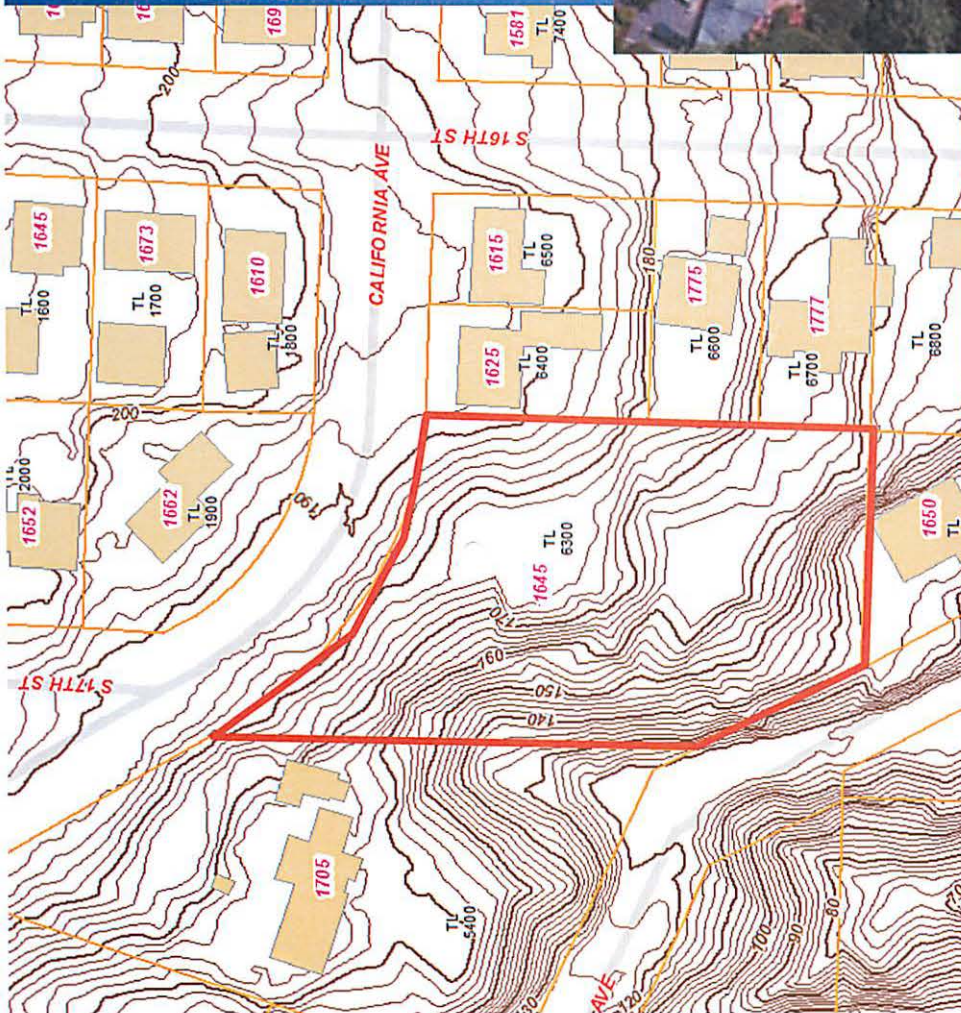
#7

California St & S 17<sup>th</sup> Street

Area (sqft): 45,000

Challenges: Steep slopes

Zoning: R-2





# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2013

January 8, 2014 3:15:08 pm

<b>Account #</b> 7327600 <b>Map #</b> 26S1303-BA-06300 <b>Code - Tax #</b> 0900-7327600  <b>Legal Descr</b> See Record  <b>Mailing Name</b> CITY OF COOS BAY <b>Agent</b> <b>In Care Of</b> <b>Mailing Address</b> 500 CENTRAL COOS BAY, OR 97420  <b>Prop Class</b> 996 <b>MA</b> <b>SA</b> <b>NH</b> <b>Unit</b> <b>RMV Class</b> 000           03   13   CCB 41346-1	<b>Tax Status</b> NONASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> See Record <b>Sales Date/Price</b> See Record <b>Appraiser</b>
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<b>Situs Address(s)</b>	<b>Situs City</b>
ID# 10 1645 CALIFORNIA DR	COOS BAY

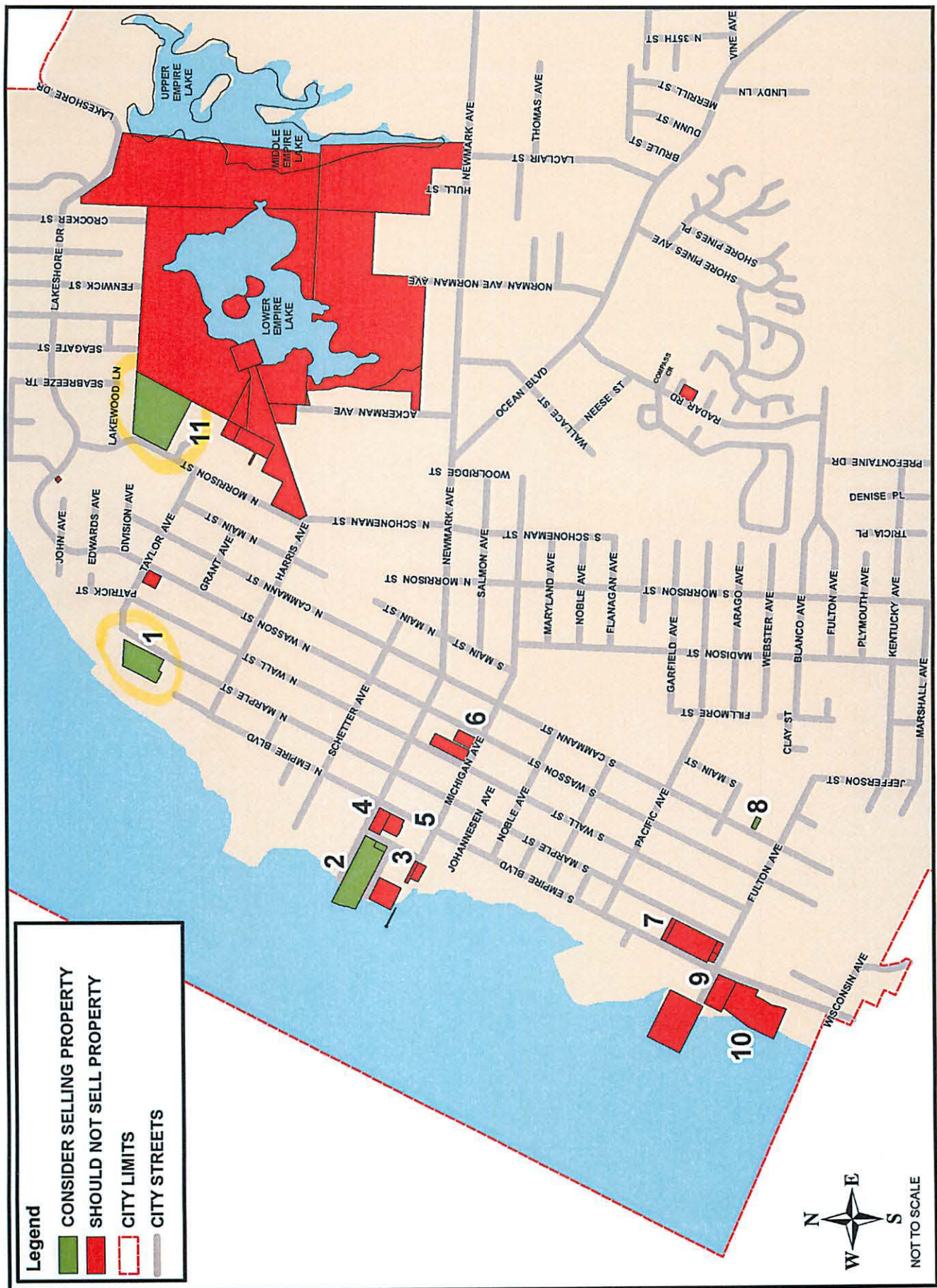
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0900 Land		75,000		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	0	75,000	0	0	
<b>Grand Total</b>	0	75,000	0	0	

Land Breakdown										
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC
0900	10	R	1	R-2	Exempt	100	A	1.24	MV	*
<b>Grand Total</b>								1.24		
										75,000

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
<b>Grand Total</b>									0

Code Area		Type	Exemptions/Special Assessments/Potential Liability
0900			NOTATION(S): ■ OUT OF CYCLE ADDED 2008 2007 REAPPRAISAL

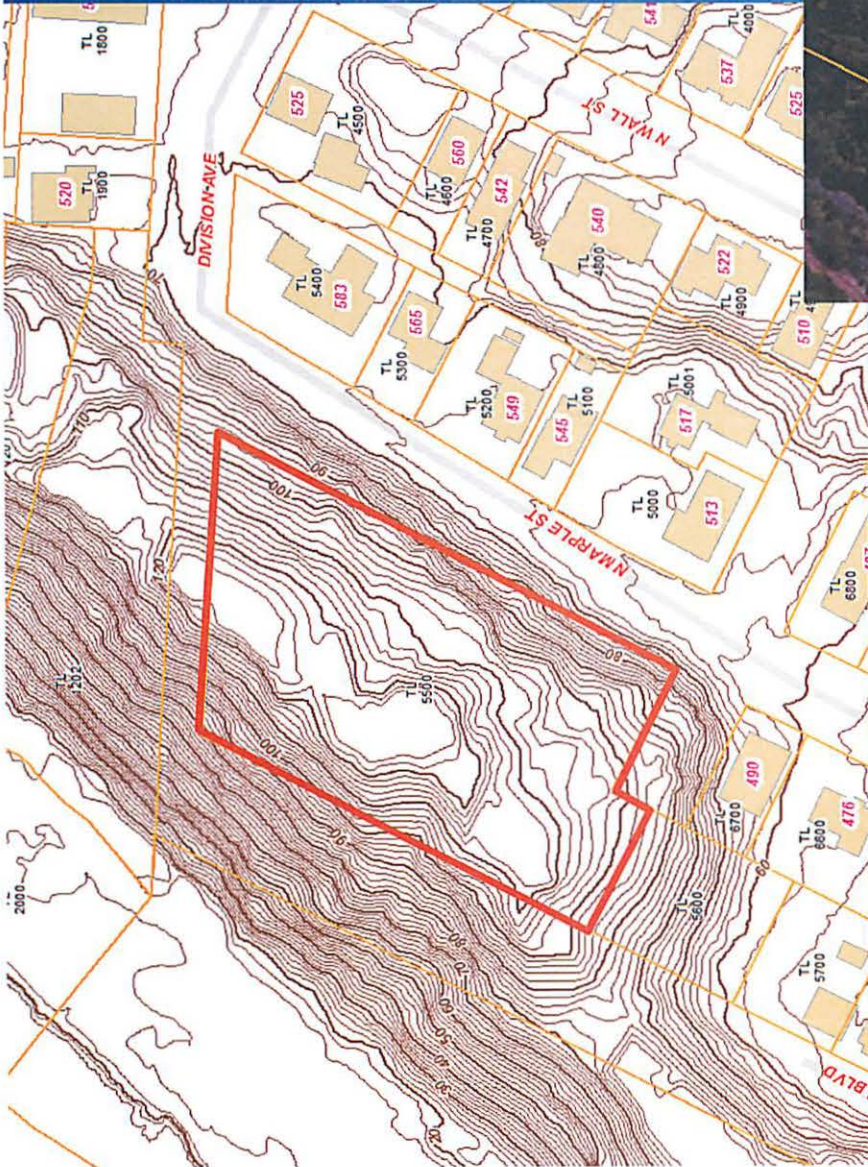
**Comments:** ENGLEWOOD HEIGHTS, 1ST ADD  
LOT 6 BLK 1



# EMPIRE DISTRICT



#1  
Marple between Taylor & Grant  
Area (sq ft): 68,407  
Challenges: Steep slopes; dune  
sand  
Zoning: R-W





# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2013

January 8, 2014 3:18:04 pm

**Account #** 1832700  
**Map #** 25S1317-CD-05500  
**Code - Tax #** 0900-1832700

**Tax Status** NONASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing Name** CITY OF COOS BAY

**Deed Reference #** See Record

**Agent**

**Sales Date/Price** See Record

**In Care Of**

**Appraiser**

**Mailing Address** 500 CENTRAL  
 COOS BAY, OR 97420

**Prop Class** 996      **MA**    **SA**    **NH**    **Unit**  
**RMV Class** 000      03    13    CCB    25136-1

<b>Situs Address(s)</b>	<b>Situs City</b>
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Code Area	AV	Value Summary RMV	MAV	RMV Exception	CPR %
0900 Land		80,990		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	0	80,990	0		0
<b>Grand Total</b>	0	80,990	0		0

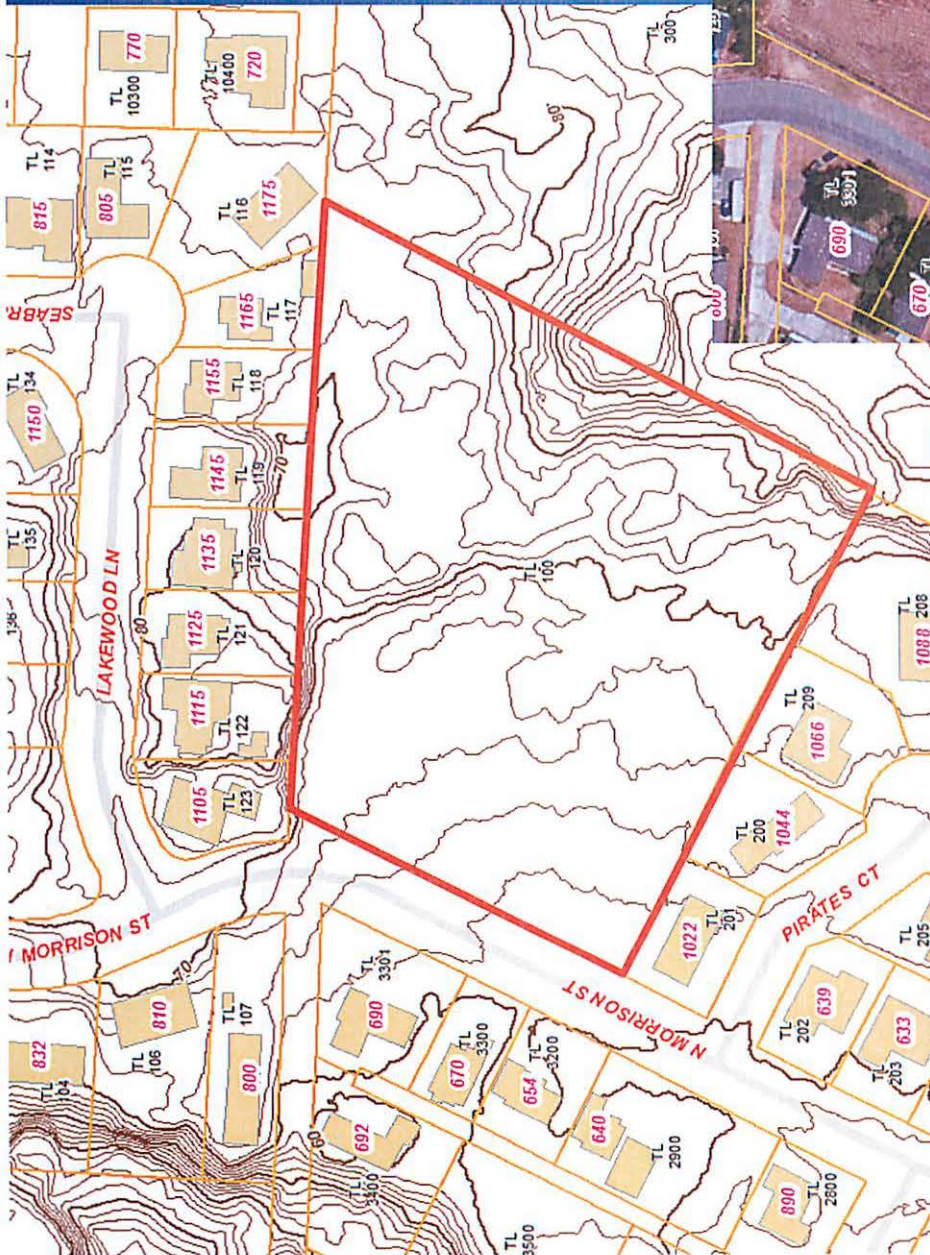
Land Breakdown										Trended RMV
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC
0900	10	R	1	R-W	Exempt	100	A	1.56	MV	*
<b>Grand Total</b>									1.56	80,990

Code Area	Yr Built	Stat Class	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
ID#			Description		TD%			
Grand Total						0		0

**Comments:** EMPIRE,1ST ADDITION  
 LOTS 1-15 BLK 10  
 ALSO POR VAC ST



#11  
N Morrison btw Pirates Ct &  
Lakewood Ln  
Area (ac): 4.46  
Challenges: none  
Zoning: R-2





# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2013

January 8, 2014 2:59:19 pm

Account # 332800  
 Map # 25S1317-DC-00100  
 Code - Tax # 0900-332800

Tax Status NONASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name CITY OF COOS BAY

Deed Reference # 1991-129022 (SOURCE ID(T):  
 860604900)

Agent

Sales Date/Price 06-01-1986 / \$0.00

In Care Of

Appraiser

Mailing Address 500 CENTRAL  
 COOS BAY, OR 97420

Prop Class 996 MA SA NH Unit  
 RMV Class 000 03 13 CCB 5345-1

Situs Address(s)	Situs City
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		Value Summary			
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0900 Land		124,590		Land	0
Impr.		0		Impr.	0
Code Area Total	0	124,590	0		0
Grand Total	0	124,590	0		0

Land Breakdown										
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0900	10	R	1	R-2	Exempt	100	A	4.46	MV	124,590
Grand Total								4.46		124,590

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #		Trended RMV
Grand Total									0	0