

**ORDINANCE NO. 139****AN ORDINANCE REGULATING THE DESIGNATED AND SALE OF SURPLUS CITY PROPERTIES.**

The City of Coos Bay Ordains as follows:

**Section 1. Alternative procedure.** In addition to the procedure set forth under Oregon law for sale of city properties, but not in lieu thereof, the City of Coos Bay hereby adopts an alternative procedures for the sale of city property classified as surplus.

**Section 2. Designation as surplus.** Each lot or parcel owned by the City of Coos Bay which has been designated by the council as surplus property, to wit: property that has no public use, shall be listed with the Finance Department as available for sale.

**Section 3. Committee review.** The finance and administration advisory committee, or such other committee as the council may designate, shall review annually all properties owned by the city and recommend to the council any changes in designation.

**Section 4. Determining price for surplus properties.**

(1) The finance and administration advisory committee, or such other committee as the council designated, shall review the tax assessed value of each lot and parcel designated as surplus, solicit opinions of value from licensed real estate persons, and at the committee's discretion, view the property, in determining the selling price for each lot or parcel.

(2) The council may direct an appraisal be done on any particular lot or parcel, and the committee may recommend to the council that such an appraisal be done.

(3) When the committee has established a recommended price for a lot or parcel, taking into consideration any outstanding city assessments thereon, the committee shall report to the council which shall approve or modify the price.

(4) Once the price has been established for a lot or parcel, it will be advertised and listed for sale with the finance department on a cash basis.

**Section 5. Offers to purchase.**

(1) The city manager is authorized and directed to market the properties and to accept any cash offer at the listed price.

(2) If the city receives an offer at less than the listed price, or on other than on a cash basis, the city manager shall evaluate the offer. If he determines that it is worth further consideration, he shall refer the offer to the finance and administration advisory committee, or such other committee as the council has designated.

(3) Upon consideration of the offer, the committee may recommend to the council to accept or reject the offer.

(4) Upon review of the city manager and committee recommendation, and following a public discussion thereon, the Council may agree to sell the property upon which the offer was received at less than the listed price or upon other than a cash basis.

**Section 6. Annual review of sales prices.** The finance and administration advisory committee, or such other committee as the council designates, shall annually review the sales and the marketing program, and may recommend changes to the council, including adjustment of prices on lots or parcels as it deems appropriate. Based on the committee recommendation, the council may adjust prices set and otherwise direct changes in the method of sale.

Passed by the Council and approved by the Mayor April 18, 1989.