

ENTERED FEB 28 2003

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BEFORE THE PUBLIC UTILITY COMMISSION

OF OREGON

UP 200

In the Matter of)	
)	
PORTLAND GENERAL ELECTRIC)	
COMPANY)	
)	ORDER
Application for approval to sell two parcels of)	
property located in the Sellwood district of)	
Portland, to Metro, a municipal corporation.)	

DISPOSITION: APPLICATION APPROVED; WITH CONDITIONS

On January 22, 2003, the Public Utility Commission of Oregon (Commission) received an application from Portland General Electric Company (PGE), requesting approval to sell land located in the Sellwood district of Portland, to Metro, a municipal corporation. The land's book value is \$3,718.06. The fair market value is appraised at \$175,000.

Based upon a review of the application and the Commission's records, the Commission finds that the application satisfies applicable statutes and administrative rules. At its public meeting on February 18, 2003, the Commission adopted Staff's recommendation to approve the application, with conditions. Staff's recommendation is attached as Appendix A and is incorporated by reference.¹

ORDER

IT IS ORDERED that:

1. Portland General Electric Company's application for approval to sell land located in the Sellwood district of Portland to Metro is approved.

¹ A typographical error in Staff's February 18, 2003 Public Meeting Report should be corrected as follows:
On page 1, under Discussion, change OAR 860-027-025 to *OAR 860-027-0025*.

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2. In accord with the docket UE 115 stipulation, the sale gain will be assigned to a balancing account for subsequent refund to ratepayers.
3. Written confirmation that the proposed journal entry recording the transaction has been made will be submitted to the Commission as soon as it is available.

Made, entered, and effective _____.

BY THE COMMISSION:

Becky L. Beier
Commission Secretary

A party may request rehearing or reconsideration of this order pursuant to ORS 756.561. A party may appeal this order to a court pursuant to ORS 756.580.

**PUBLIC UTILITY COMMISSION OF OREGON
STAFF REPORT
PUBLIC MEETING DATE: FEBRUARY 18, 2003**

REGULAR _____ CONSENT X EFFECTIVE DATE _____

DATE: February 10, 2003

TO: John Savage through Marc Hellman and Rebecca Hathorn

FROM: Marion Anderson

SUBJECT: PORTLAND GENERAL ELECTRIC COMPANY: (Docket No. UP 200) Application for approval to sell land located in the Sellwood district of Portland to Metro, a municipal corporation.

STAFF RECOMMENDATION:

The Commission should approve the sale of land by Portland General Electric Company to Metro, a municipal corporation, effective December 13, 2002, with the following conditions.

1. In accord with the docket UE 115 stipulation, the sale gain will be assigned to a balancing account for subsequent refund to ratepayers.
2. Written confirmation that the proposed journal entry recording the transaction has been made will be submitted to the Commission as soon as it is available.

DISCUSSION:

This application was filed on January 22, 2003 pursuant to ORS 757.480 and OAR 860-027-025. The two land parcels at issue are not required for utility functions except for transmission purposes. Portland General Electric will retain a perpetual electric power line easement and right-of-way to ensure that existing transmission facilities will not be disrupted by the proposed sale.

The land's book value is \$3,718.06. A certified member of the Appraisal Institute employed by Real Property Consultants, Inc. determined the fair market value to be \$175,000 (a copy of the summary report was faxed to staff for review). Deduction of the \$3,700 estimated selling expenses of this transaction results in a gain of \$167,581.94. The proposed entry was submitted with the application and met with staff's approval.

APPENDIX A

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DISCUSSION: (continued)

After review of the filing, staff concludes that the application is fair and reasonable and not contrary to the public interest.

PROPOSED COMMISSION MOTION:

The requested sale of land by Portland General Electric Company to Metro be approved, effective December 13, 2002, with the conditions previously stated in this memorandum.