

**PUBLIC UTILITY COMMISSION OF OREGON  
STAFF REPORT  
PUBLIC MEETING DATE: January 25, 2005**

**REGULAR** \_\_\_\_\_ **CONSENT**  X  **EFFECTIVE DATE** \_\_\_\_\_  N/A

**DATE:** January 11, 2005

**TO:** Commissioners Lee Beyer, Ray Baum, and John Savage

**FROM:** Marion Anderson

**THROUGH:** Lee Sparling, Marc Hellman, and Rebecca Trujillo

**SUBJECT:** PORTLAND GENERAL ELECTRIC: (Docket No. UP 218) Application for approval to sell property in the City of Keizer, Marion County, Oregon, to Northwest National LLC.

**STAFF RECOMMENDATION:**

The Commission should approve the sale of land by Portland General Electric Company to Northwest National LLC, with the following conditions:

1. Portland General Electric Company shall provide the Commission access to all books of account, as well as, all documents, data, and records that pertain to the transfer of electric properties.
2. The Commission reserves the right to review for reasonableness all financial aspects of this transaction in any rate proceeding or earnings review under an alternative form of regulation.
3. Portland General Electric Company shall notify the Commission in advance of any substantive changes to the transfer of electric properties, including any material changes in price. Any changes to the agreement terms that alter the intent and extent of activities under the agreement from those approved herein, shall be submitted for approval in an application for a supplemental order (or other appropriate format) in this docket.
4. In accordance with the docket UE 115 stipulation, the gain on the sale will be directed to a balancing account for subsequent refund to ratepayers.

5. Written confirmation that the proposed journal entry recording the transaction has been made will be submitted to the Commission with the appropriate periodic report.

## **DISCUSSION:**

This application was filed on December 27, 2004, pursuant to ORS 757.480 and OAR 860-027-0025. The sale property is located at 2500 Tepper Lane, in the City of Keizer, Marion County, Oregon. It is 2.07 acres of land no longer used and useful in the provision of Portland General Electric's services. The utility retains easements for maintenance access and electric transmission lines with right-of-way access to transmission facilities. Northwest National LLC is purchasing the land, under an agreement dated October 12, 2004.

The land has a book value of \$726. A copy of the appraisal, performed by Powell Valuation Inc., in July 2004 was submitted showing a fair market value of \$396,000. The purchase price is \$432,000. Deduction of the \$910 estimated selling expenses for this transaction results in a gain of \$430,364. The proposed entry was submitted with the application and met with staff's approval.

Staff investigated the following issues:

1. Scope and Terms of the Real Estate Sales Agreement with Addendum
2. Allocation of Gain
3. Public Interest Compliance
4. Records Availability, Audit Provisions, and Reporting Requirements

### Scope and Terms of the Real Estate Sales Agreement with Addendum

There does not appear to be any unusual or restrictive terms harmful to ratepayers.

### Allocation of Gain

Portland General Electric has agreed to credit the gain to account 254 – Deferred Gain on Property Sale.

### Public Interest Compliance

The sale conforms to the no harm standard used by the Commission because the property at issue is no longer used and useful, and is being sold at a gain.

### Records Availability, Audit Provisions, and Reporting Requirements

Order Condition Number 1, listed above in the staff recommendation, allows the necessary Commission examination.

UP 218  
January 11, 2005  
Page 3

**PROPOSED COMMISSION MOTION:**

The requested sale of property by Portland General Electric Company to Northwest National LLC be approved with the conditions stated in this memorandum.