
Request for Written Good-Faith Offer and Agenda Inclusion — Laurel Lane Property / The Farmer's Cup
The Farmer's Cup – Request for Good-Faith Offer Process

From The Farmers Cup <thefarmerscup@gmail.com>

Date Wed 11/12/2025 4:26 PM

To brandon.hammond@cityofboardman.co <brandon.hammond@cityofboardman.co>; Amanda Mickles <micklesa@cityofboardman.com>; Carla McLane <mclanec@cityofboardman.com>; Amanda Mickles <city.clerk@cityofboardman.com>

Cc derrin@tallman.cx <derrin@tallman.cx>; 1stjohn217llc@gmail.com <1stjohn217llc@gmail.com>

You don't often get email from thefarmerscup@gmail.com. [Learn why this is important](#)

Hi Brandon,

This is Cheryl Tallman with The Farmer's Cup on Laurel Lane. I am the owner of the coffee shop.

I've been reviewing the City's Transportation System Plan and wanted to reach out after my sons let me know that no written offer has ever been made by the City regarding the property where my business operates, even though we were told verbally that one would be.

Since The Farmer's Cup is a tenant on that site, I just want to make sure everything is handled properly and in good faith before the City moves forward. Would you please confirm whether the City intends to start the good-faith-offer process meaning a written offer and appraisal for any affected areas so this can be resolved fairly?

Because the November 18 agenda lists adoption of the Transportation System Plan immediately before an executive session for real-property negotiations, I respectfully request that any discussion or action involving the Laurel Lane / Loop Road property be deferred until a written good-faith offer and certified appraisal have been completed under ORS 35.346. That way everyone knows the process is transparent and by-the-book.

I'd also like to ask that this matter be added as an agenda item at or following the November 18 2025 meeting, so there's a clear public record that the City is working toward a fair resolution for both the property owner (1st John 2:17 LLC) and my business.

For clarity, The Farmer's Cup is only a tenant and not the landowner, so any good-faith payment or offer would need to be directed to 1st John 2:17 LLC. I'm simply asking to be included and kept informed so everything is handled transparently and respectfully for everyone involved.

I'm also concerned that, if the City moves forward without completing the required good-faith offer and certified appraisal, it may affect other actions that are scheduled for the November 20 2025 Planning Commission meeting. Several of the items on that agenda relate to future road connections, walking paths, and land-use modifications that depend on clear coordination and an accurate understanding of what is happening on the Laurel Lane and Loop Road property.

For that reason, I hope the City will make sure the proper good-faith steps are completed before any decisions that involve this area move forward.

Please add this email to the official record for the November 18, 2025 City Council hearing on Ordinance 10-2025 (Transportation System Plan).

Thank you for your time and for the work that goes into these projects. Please let me know by email what the City's intentions are. I plan to make a short statement at the November 18 2025 meeting just to ask the City Council to resolve this matter properly.

Best regards,

Cheryl Tallman

Owner, The Farmer's Cup

Laurel Lane, Boardman OR 97818

thefarmerscup@gmail.com



MEETING W/PUBLIC HEARING & EXECUTIVE SESSION

November 18, 2025 at 7:00 PM

Boardman City Hall Council Chambers

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL/EXCUSED ABSENCES**
4. **FORMAL PROCEEDINGS**
 - A. The request is to update the City of Boardman TSP, adopted in 2001, which functions as the Goal 12 Transportation element of the Comprehensive Plan. The TSP is applicable within the Urban Growth Boundary and will focus on incorporating the needs and desires of all current and future residents and businesses; developing modern, safe, comfortable, and inclusive multimodal facilities that accommodate users of all ages, incomes, and abilities; identifying projects that will address gaps and improve connections between key destinations such as schools, shopping centers, parks, and employment centers; making walking, rolling, biking, and taking the bus safer and easier; and supporting regional transit options. Criteria for approval are found at the Boardman Development Code Chapter 4.1 Types of Applications and Review Procedures, specifically 4.1.600 Type IV Procedure (Legislative). It is being processed as a Type IV decision with this the second of two public hearings.
5. **ACTION ITEMS - ORDINANCES**
 - A. In accordance with City of Boardman Charter of 2024 Section 4.2 b, the Boardman Mayor, City Councilors, and City Staff will assemble on this date to consider Ordinance 10-2025 Adopting the City of Boardman Transportation System Plan.
6. **OTHER PUBLIC COMMENT**

INVITATION FOR PUBLIC COMMENT – The mayor will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The mayor may limit comments to 3 minutes per person for a total of 30 minutes. Please complete a request to speak card prior to the meeting. Speakers may not yield their time to others.
7. **EXECUTIVE SESSION**
 - A. Executive Session 192.660 (2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.
8. **ADJOURNMENT**

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Upon request of an individual who is deaf or hard of hearing, accommodations such as sign language or equipment for the hearing impaired must be requested at least 48 hours prior to the meeting. To make your request, please contact the City Clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.

