



Record Request – ORS 221.725 Surplus Property Hearing (TL4600) – Market Value Disclosure and Public Record Completeness

From Jonathan Tallman <jonathan@tallman.cx>

Date Mon 2/2/2026 8:11 PM

To Amanda Mickles <micklesa@cityofboardman.com>; Brandon Hammond <HammondB@cityofboardman.com>

Cc Derrin Tallman <derrin@tallman.cx>

City Recorder / City Manager,

My name is Jonathan Tallman, and I am a local citizen in Boardman. I am writing regarding the City Council's February 3, 2026 public hearing item addressing the declaration of surplus real property identified as 4N 25E 09CB Tax Lot 4600 (Resolution 5-2026).

The staff agenda bill lists this parcel as approximately 0.25 acres with an estimated sale price of \$171,000, and the packet further states that the City may dispose of the property by competitive bidding or direct sale.

Because this action is being taken pursuant to the City's surplus real property authority under ORS 221.725, I respectfully request that the public hearing record reflect compliance with all applicable ORS 221.725 requirements. In particular, ORS 221.725(4) requires that the general terms of the proposed sale, including an appraisal or other evidence of market value, be fully disclosed at the public hearing.

Additionally, for clarity of the public record, I respectfully request the City clarify the purpose and intent of the published notice for this hearing. Specifically:

- Is this publication intended solely to declare the property surplus?
- Does it relate to an anticipated competitive bid or direct sale process?
- Is there a specific transaction, purchaser, or timeline currently under consideration?

For purposes of a complete and accurate administrative record, I respectfully request that the following be disclosed and/or included in the public file:

1. Exhibit A / Precise Location Identification

The Resolution references Tax Lot 4600 as shown in "Exhibit A." Please provide the Exhibit A map and/or street location so the public can understand exactly which property is proposed for disposal.

2. Market Value Support / Valuation Evidence

Please provide any appraisal, broker opinion of value, comparable sales analysis, or other documentation relied upon to support the City's stated estimated sale price of \$171,000.

3. Disposition Method and Process Under ORS 221.725

Please clarify whether the City intends disposal by competitive bidding or direct sale, and confirm what procedural steps will be followed to ensure compliance with ORS 221.725 prior to any conveyance.

4. Terms of Agreement / Buyer Identification (If Any)

Please confirm whether any purchaser has been identified, whether any negotiated terms are under consideration, or whether this is solely an authorization step prior to a future transaction.

5. Utility Relocation Impacts

Staff notes that utility relocation costs could be as much as \$50,000. Please clarify whether these costs will be borne by the City or the purchaser, and whether they affect the net value of the surplus disposition.

As a citizen, I have an interest in ensuring that the City's valuation methods and market evidence are consistently documented and transparent in the public record as these planning efforts continue to evolve.

Submitted for the Record – Item 6.B (Surplus Property Public Hearing)

For the administrative record, I respectfully note that tonight's agenda includes Item 6.B — Public Hearing: Surplus Real Property (TL4600). The staff agenda bill lists this parcel as approximately 0.25 acres with an estimated sale price of \$171,000, and states that the City may dispose of the property by competitive bidding or direct sale.

Because this action is proceeding under ORS 221.725, the statute requires that the general terms of the proposed sale, including an appraisal or other evidence of market value, be fully disclosed at the public hearing. Accordingly, I respectfully request that the City include in the record the Exhibit A location map, any appraisal or valuation support, and clarification of the intended disposal process so the public hearing file is complete and transparent.

This request is made solely to ensure the City's surplus property process is fully transparent, compliant with ORS 221.725, and supported by a complete administrative record.

Thank you for your assistance.

Respectfully,

Jonathan Tallman

A Concerned citizen

Boardman, Oregon