



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: August 28, 2024

SUBJECT: Approval of Board Order No. 2024-033 authorizing the sale of real property located at 67 NW Greenwood in Bend to Pfeifer & Associates, and further authorizing the Deschutes County Property Manager to execute the documents associated with the sale

RECOMMENDED MOTION:

Move approval of Board Signature of Order No. 2024-033 authorizing the sale of real property located at 67 NW Greenwood in Bend to Pfeifer & Associates, and further authorizing the Deschutes County Property Manager to execute the documents associated with the sale.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County owns property located at 67 NW Greenwood, Bend. The +/- 4,200 square foot building situated on 0.11-acres was acquired in 2002 from ODOT, and has been mostly utilized for storage by the County. The building is currently vacant and is not currently suitable for occupancy due to not meeting many of today's building codes.

In April 2024, Deschutes County Property Management listed the property for sale through the real estate brokerage firm, NAI Cascades for \$840,000.

On July 26, 2024, Pfeifer & Associates submitted an offer to purchase the property for \$790,000 and the Board of County Commissioners accepted the offer. Other highlights associated with the transaction include,

1. \$20,000 refundable earnest money –becomes nonrefundable after buyer removes contingencies
2. 30-day due diligence period –buyer has option to extend financing contingency by 15-days
3. Closing by September 15, 2024 –unless buyer extends contingency then this date would adjust accordingly
4. Buyer assuming revocable license with DPK Enterprises Inc. (Burrito Sunrise Food Truck)

The buyer, Sally Pfeifer, owns Pfeifer & Associates, which is the region's largest outpatient treatment provider, serving adults with substance use disorder in Bend, La Pine and Redmond. Their intent is to purchase the property and complete an extensive remodel to use for office space expansion.

BUDGET IMPACTS:

\$790,000 gross proceeds

ATTENDANCE:

Kristie Bollinger, Property Manager