



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: February 25, 2026

SUBJECT: Authorize the purchase of real property located at 2100 NE Wyatt Court, Bend from Getz Properties LLC

RECOMMENDED MOTION:

Move approval of Board Order No. 2026-012 authorizing the purchase of real property located at 2100 NE Wyatt Court in Bend (Map and Tax Lot 171227DA02305) from Getz Properties LLC, and further authorizing the Deschutes County Property Manager to execute the documents associated with the purchase.

BACKGROUND AND POLICY IMPLICATIONS:

In 2023, Deschutes County executed a 5-year lease (Lease) with Getz Properties LLC (Owners) to lease a +/- 10,700 square foot office building at 2100 NE Wyatt Court, Bend (Property) to provide additional space for Deschutes County Health Services. The Lease included Offer to Purchase language to provide the County the opportunity to acquire the Property in the event the Owners opted to sell.

In May 2025, the Ownership notified the County of its intent to list the Property for sale. The Board of County Commissioners confirmed support to proceed with a third-party appraisal and subsequently, the parties agreed to a purchase/sale price of \$3,650,000. Upon completing Property inspections, staff identified some immediate maintenance requirements and requested a price reduction of \$200,000, which was accepted by the Ownership for a revised purchase/sale price of \$3,450,000.

Additionally, during the Property inspection process, staff identified an underground injection control (UIC) that was bisected by the south property line. A condition to purchase the Property included the Ownership completing necessary survey work and a property line adjustment (PLA) at the Owner's sole cost and expense to adjust the property line further south to fully include the UIC on the Property.

The Ownership is nearing the completion of the PLA and the parties desire to close the transaction in March 2026 or thereafter. Note, the Property purchase will be funded by Deschutes County Behavioral Health reserves.

BUDGET IMPACTS:

Purchase price and associated closing costs will be funded by Deschutes County Behavioral Health reserves (Fund 270 OHA-Mental Health Services).

ATTENDANCE:

Kristie Bollinger, County Property Manager

Holly Harris, Health Services Director