



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** Wednesday, November 10, 2021

**SUBJECT:** Consideration of Board Signature for Order No. 2021-044, authorizing the Deschutes County Property Manager to execute the documents associated with the sale of County-owned property located at 51205 Silver Lake Lane, La Pine, Oregon 97739

**RECOMMENDED MOTION:**

Move to approve and sign Board Order No. 2021-044, authorizing the Deschutes County Property Manager to execute the documents associated with the sale of County-owned property located at 51205 Silver Lake Lane, La Pine, Oregon 97739

**BACKGROUND AND POLICY IMPLICATIONS:**

Deschutes County owns property in the Finley Butte Business Park known as Map and TaxLot 221014DD00800 located at 51205 Silver Lake Lane, La Pine. The Tax Lot is 1.22-acres and the Real Market Value (RMV) by the Assessor's Office is \$138,170.

True Blue LLC and a single member Rebecca E. Nagle have made an offer to purchase the property described above. The business includes towing and recovery services, which services the greater-La Pine area including Sunriver, Crescent, Chemult, the Cascade Lakes and all state and county roadways within the region. It serves as the primary AAA regional provider, responds to Oregon State Police and Deschutes County Sheriff's Office calls for assistance related to crashes, abandoned vehicles, etc., and serves many other commercial towing needs within the area.

The ownership intends to develop the property to include a 3,800 square foot building and large fenced storage area to support its operations. Estimated project investments includes +/- \$350,000 for permitting, infrastructure and development costs, plus cost to acquire the property. The business currently employs nine staff, and because of the anticipated development, an estimated 11 new jobs will be created in the region.

Highlights of the offer includes,

1. \$93,068.69 sale/purchase price (equates to \$76,285/acre or \$1.75 PSF)
2. \$9,306.87 refundable earnest money (becomes nonrefundable after purchaser removes contingency)
3. 60-day (calendar) contingency/due diligence period
4. Closing to occur within approximately 20 and 35 calendar days after purchaser accepts the condition of property

In 2019, the County and City of La Pine (City) entered into an Intergovernmental Agreement (IGA) that provided the City full power and authority for the marketing, promotion and sale negotiations for County-owned property located in the industrial area (La Pine Industrial, Newberry Business Park and Finley Butte Industrial Park) for the purpose of economic development. The IGA provides for a 50/50 split of gross proceeds from sales.

The City and Sunriver La Pine Economic Development (SLED) support the transaction including the sales price and the City Manager, Geoff Wullschlager has signed the Purchase and Sale Agreement accordingly.

**BUDGET IMPACTS:**

Proceeds of the property sale totaling \$93,068.69 will be allocated between the County and the City per the terms of the IGA.

**ATTENDANCE:**

Kristie Bollinger, Property Manager