



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, August 24, 2022

SUBJECT: Consideration of Board Signature for Order No. 2022-044, to Purchase Property Located at 221 NW Lafayette Avenue, Bend

RECOMMENDED MOTION:

Move approval of Board signature of Order No. 2022-044, to Purchase Property Located at 221 NW Lafayette Avenue, Bend

BACKGROUND AND POLICY IMPLICATIONS:

In April 2022, Lawrence Erwin approached the County about purchasing property owned by Mr. Erwin located at 221 NW Lafayette. At that time, Mr. Erwin and the County agreed to a third-party appraisal, which was completed in May 2022, and valued the property at \$575,000. The parties agreed to use the appraised value of \$575,000 as the sales/purchase price. In May 2022, your Board authorized the County's Property Manager to execute a Purchase and Sale Agreement with Mr. Erwin to purchase said property.

The property is 0.10-acres, which includes 5-parking spaces and a +/- 768 square feet structure with an unfinished half basement. The structure was constructed as a single-family home in 1935 and converted to office space in 1997. The interior includes 1-office, reception area, 1-conference room, and 1-restroom with shower.

As part of the due diligence process, Property Management and Facilities worked collaboratively to complete third-party and in-house inspections. The property is in good working order and no major issues were identified.

Additionally, Property Management inquired with City of Bend Engineering about whether vacating the adjacent alleyways; to the west (running north and south), and to the south (running east and west) would be feasible. Though the City is unable to provide a definitive answer outside the application process, it is highly likely the alleyway to the west could be vacated as part of a redevelopment plan, which would ultimately expand the property footprint. There is a possibility the alleyway to the south may be vacated, however, it may not be advantageous because franchised utilities are located in this area.

Potential short-term uses could include flex space for staff or other programs as identified, for examples. Mid to longer range use may include redevelopment for additional downtown parking or other uses to be determined. There also may be an opportunity to remove the structure in whole from the site. Ultimately, the use of this property will be determined through the downtown campus master planning effort that will launch in the near future.

Closing will occur early September 2022.

BUDGET IMPACTS:

Property purchase of \$575,000.

ATTENDANCE:

Kristie Bollinger, Property Manager