



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** Wednesday, March 29, 2023

**SUBJECT:** Approve Board Order No. 2023-014, to authorize the sale of an 8.35-acre property in Redmond known as Map and Tax Lot 151329BB00300 to the City of Redmond, and to authorize the Deschutes County Property Manager to execute the documents associated with the sale

**RECOMMENDED MOTION:**

Move approval of Board signature of Order No. 2023-014, to authorize the sale of an 8.35-acre property in Redmond known as Map and Tax Lot 151329BB00300 to the City of Redmond, and to authorize the Deschutes County Property Manager to execute the documents associated with the sale

**BACKGROUND AND POLICY IMPLICATIONS:**

In 2002, Deschutes County acquired an 8.35-acre decommissioned cinder pit from the Oregon Department of Transportation (ODOT) as part of a land swap. The property known as Map and Tax Lot 151329BB00300 is located between SW 31<sup>st</sup> Street and SW 34<sup>th</sup> Street, and south of SW Wickiup Avenue, Redmond. In July 2021, the property appraised for \$480,000, and the Real Market Value as determined by the Assessor's Office is \$584,500.

In September 2021, County staff inquired with the City of Redmond (City) whether there was any interest to acquire said property. In October 2021, the City submitted a letter of intent to purchase the property for \$480,000, and your Board supported proceeding with the sale.

Over the coming months, the City completed initial due diligence including a Phase I Environmental Site Assessment and Geotechnical Study. Upon completion, the site assessment concluded roughly 3-acres is not suitable for development due to steep slopes, and additional site preparation will be required due to undocumented fill and the cinder nature of the property.

In May 2022, the City submitted an updated letter of intent to purchase that included revised offer of \$240,000 due to the findings during the environmental site assessment, and subsequently your Board supported proceeding with the sale at the reduced amount.

On March 14, 2023, Redmond City Council formally approved the City proceeding with acquiring the property for \$240,000. The City intends to develop the property for affordable housing, which is estimated to provide 26-30 multifamily units, and the remaining undevelopable area would remain as open space. In accordance with Oregon Revised Statute 271.330, the conveyance deed will include a restrictive clause to ensure the property is utilized for this purpose.

**BUDGET IMPACTS:**

\$240,000 in gross sales proceeds.

**ATTENDANCE:** Kristie Bollinger, Property Manager