



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, March 30, 2022

SUBJECT: Consideration of Board Signature for Order No. 2022-018, authorizing the Deschutes County Property Manager to execute the documents associated with the sale of County-owned property located at 16623 and 16631 Box Way, La Pine, Oregon 97739

RECOMMENDED MOTION:

Move to approve and sign Board Order No. 2022-018, authorizing the Deschutes County Property Manager to execute the documents associated with the sale of County-owned property located at 16623 and 16631 Box Way, La Pine, Oregon 97739

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County owns property in the Newberry Business Park in La Pine known as Map and Tax Lot 221014AB00138 located at 16623 Box Way, and Map and Tax Lot 221014A00139 located at 16631 Box Way. Each Tax Lot is 0.43-acres and the Real Market Value (RMV) by the Assessor's Office is \$48,880 per lot.

MountainStar Family Relief Nursery have made an offer to purchase the property described. Their vision is to permanently place a modular building on the property and to open a center by fall 2022, which would include employing five new staff. Upon opening, it is estimated the center would start out serving 10 children (potentially 10 different families) through their preschool program. By spring 2023, the number of families served would increase to an estimate of 18 through a relief nursery classroom, and potentially 12 more families through their outreach program.

Highlights of the offer includes,

1. \$56,192 sale/purchase price (equates to \$65,336/acre or \$1.50 PSF)
2. \$3,000 refundable earnest money (becomes nonrefundable after buyer removes contingency)

3. 20-day (business days) contingency/due diligence period
4. Closing to occur on or before May 6, 2022 unless otherwise agreed upon in writing

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 to acknowledge the pending sale.

BUDGET IMPACTS:

Sale proceeds totaling \$56,192. The IGA provides for the City to cover realtor fees.

ATTENDANCE:

Kristie Bollinger, Property Manager