



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: September 13, 2023

SUBJECT: Approval of Board Order No. 2023-035 authorizing the sale of property at 16609 Dillon Way in La Pine to Mark Hylland, and further authorizing the Deschutes County Property Manager to execute the documents associated with the sale

RECOMMENDED MOTION:

Move approval of Board Signature of Order No. 2023-035 authorizing the sale of property located at 16609 Dillon Way, La Pine, known as Map and Tax Lot 221014AB00161, and further authorizing the Deschutes County Property Manager to execute the documents associated with the sale.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County owns property in the Newberry Business Park located at 16609 Dillon Way, La Pine, known as Map and Tax Lot 221014AB00161. The +/- 0.21-acre Tax Lot has a Real Market Value as determined by the Deschutes County Assessor's Office of \$23,920.

The owner of La Pine Auto Supply, Mark Hylland, submitted an offer to purchase the property described above. Due to increasing demands associated with automotive, truck and agriculture equipment, Mr. Hylland intends to build out a 3,200 sf building to support inventory storage. Mr. Hylland intends to start development soon after the transaction closes with the goal to complete construction in 12 months.

Highlights of the offer include:

1. \$15,750 sales price, or \$76,285/acre at \$1.75 per square foot
2. \$4,000 refundable earnest money –becomes nonrefundable after buyer removes contingencies
3. 60-day (calendar) due diligence period
4. Closing to occur within 35 days (calendar) after buyer removes contingencies

In 2019, the County and City of La Pine entered into an intergovernmental agreement that provides the City full power and authority to market, promote and negotiate sales of 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 includes a 50/50 split of gross proceeds from sales. The City of La Pine and

Sunriver La Pine Economic Development (SLED) support this transaction including the sales price.

BUDGET IMPACTS:

\$15,750 gross proceeds will be allocated between the County and the City per the terms of the Purchase and Sale Agreement.

ATTENDANCE:

Kristie Bollinger, Property Manager