



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of April 27, 2026

Title/Subject

Deeds dedicating right of way for construction of NE Aspen Drive are proposed for acceptance.

Summary and Background

The 2023 North Hermiston Urban Renewal Area is a one-project urban renewal area intended to ease traffic congestion and facilitate economic development through the construction of a new east/west street connecting N First St (Highway 395) to NE 4th Street. The street will align with the Home Depot driveway at the west end and NE Aspen Drive at the east end as well as creating a new street connection connecting NE Aspen Drive and NE North Street. The proposed street alignment is located on two properties, one owned by Good Shepherd Hospital, and the other owned by AAA Investments.

The urban renewal agency has used Epic Land Solutions as a contractor to negotiate purchase of the necessary right of way. As both property owners have indicated they are willing sellers and eager to see the street extension, Epic Land Solutions was brought in to perform the necessary appraisal and negotiate price with the land owners. Negotiations have now concluded and both property owners have agreed to the sale price for right of way. Since the land will become city right of way it is necessary for the city council to formally accept the dedication deeds.

Purchase prices are included in the deeds. The right of way from Good Shepherd will be purchased for \$244,800. The right of way from AAA Investments will be purchased for \$509,506.50.

Tie-In to Council Goals

The construction of the NE Aspen Drive project is a priority project for both economic development and congestion alleviation.

Fiscal Information

Total purchase price for the right of way is \$754,306.50.

Alternatives and Recommendation

Alternatives

The city council may choose to accept or reject the dedication deeds. Rejection of the deeds will table the project indefinitely.

Recommended Action/Motion

Staff recommends the council accept the deeds and authorize the payment for the right of way.

Submitted By:

Clinton Spencer, Planning Director