

BY THE CITY COUNCIL:

CAVENER, LITTLE ROBERTS, OVERTON,  
STRADER, TAYLOR, WHITLOCK

**A RESOLUTION APPROVING THAT CERTAIN REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF MERIDIAN AND OWYHEE HOLDINGS, LLC CONCERNING THE CITY'S ACQUISITION OF 39.911 ACRES FOR A FUTURE COMMUNITY PARK; APPROVING RELATED AGREEMENTS AND INSTRUMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE PURCHASE AND SALE AGREEMENT AND RELATED AGREEMENTS AND INSTRUMENTS; AUTHORIZING THE MAYOR TO EXECUTE ALL OTHER DOCUMENTS AND PERFORM ALL OTHER ACTS REASONABLY NECESSARY TO EFFECTUATE THE PURCHASE OF THE REAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Owyhee Holdings, LLC ("Owyhee Holdings") owns approximately 39.911 acres of real property southeast of N. Can Ada Road/W. McMillan Road ("Property"), as described in that certain Real Estate Purchase and Sale Agreement, which is attached hereto ("PSA"); and,

**WHEREAS**, the City desires to purchase the Property from Owyhee Holdings for a future community park and other recreational purposes, as authorized under Idaho Code section 50-301; and,

**WHEREAS**, the purchase of the Property will require the execution of the PSA and several related agreements and instruments, to wit: (1) South Collector Road Easement Agreement, which shall be substantially similar to Exhibit B to the PSA; (2) North Collector Road Easement Agreement, which shall be substantially similar to Exhibit C to the PSA; (3) Sewer and Temporary Access Easement, which shall be substantially similar to Exhibit D to the PSA; (4) Assignment and Assumption Agreement concerning the existing short-term farm lease encumbering the Property; (5) quitclaim deed to consolidate the Property with an additional 0.909+/- acres also being acquired for the future community park; and (6) other documents reasonably necessary to effectuate the purchase of the Property (collectively, "Related Agreements and Instruments"); and,

**WHEREAS**, the purchase price of the Property shall be \$3,925,587, which is approximately \$3.1 million less than the fair market value of the Property; and,

**WHEREAS**, the difference between the fair market value of the Property and the purchase price of the Property shall be treated as a donation from Owyhee Holdings to the City;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO:**

**Section 1.** That the City Council hereby approves the PSA and the Related Agreements and Instruments, all of which shall be substantially similar to the attachments hereto;

**Section 2.** That the Mayor is hereby authorized to execute the PSA and Related Agreements and Instruments;

**Section 3.** That the Mayor is hereby authorized to execute all other documents and perform all other acts reasonably necessary to effectuate the purchase of the Property; and,

**Section 4.** That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**ADOPTED** by the City Council of the City of Meridian, Idaho, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED** by the Mayor of the City of Meridian, Idaho, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
Robert E. Simison, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Chris Johnson, City Clerk