

**City of St. Helens**  
**RESOLUTION NO. 2014**

A RESOLUTION OF THE CITY COUNCIL OF ST. HELENS, OREGON  
DECLARING CITY OWNED PROPERTIES ON MILLARD ROAD, TAX  
ACCOUNT NOS. 29254 AND 29246, AS SURPLUS AND AUTHORIZING  
SALE OF THE PROPERTIES IN COMPLIANCE WITH ORS 221.725

**WHEREAS**, the City of St. Helens obtained properties located on Millard Road, identified as Tax Account Nos. 29254 and 29246 (Properties); and

**WHEREAS**, the City has maintained ownership of the Properties as a vacant lot without identifying a public use for the Properties; and

**WHEREAS**, the City Council directed City staff to identify vacant City owned parcels that have development potential, are not needed for City use, and which might be made available for disposal/purchase so that they may be developed and generate additional tax revenues; and

**WHEREAS**, City staff identified several parcels including the Properties on Millard Road which was presented to City Council for discussion; and

**WHEREAS**, ORS 221.725 provides the process to be followed by a city when the City Council considers it necessary or convenient to sell real property; and

**WHEREAS**, the City has followed the required process stated in ORS 221.725 by publishing a notice of the proposed sale in a newspaper of general circulation in the City consistent with the requirements of ORS 221.725(2), and

**WHEREAS**, the City Council held a public hearing on June 19, 2024, to receive public comments from any resident of the city regarding the sale of the Properties prior to the sale; and

**WHEREAS**, the City Council determined at a public meeting that the Properties have no identified public use and should be offered for sale; and

**WHEREAS**, the City has followed ORS 221.715(4) by disclosing at the public hearing the nature of the proposed sale and the general terms thereof, including an appraisal or other evidence of the market value of the property; and

**WHEREAS**, City staff offered the Properties for sale through conventional means and has identified a potential buyer, OHM Equity Partners LLC, who has offered to purchase both Properties for an estimated \$35,000 per buildable lot, minimum 5,000 square foot lots; and

**WHEREAS**, City staff and the City Council have determined that the proposed purchase price is supported by the appraisal for the property and is within an acceptable range similar to parcels within St. Helens with similar site characteristics and development potential; and

**WHEREAS**, City staff has obtained a suitable title report and is prepared to sell the Properties along with a title insurance policy; and

**WHEREAS**, the City Council wishes to declare the Properties surplus and authorize sale to OHM Equity Partners LLC for the agreed upon price of \$35,000 per buildable lot.

**NOW, THEREFORE, THE CITY OF ST. HELENS RESOLVES AS FOLLOWS:**

**Section 1. Finding No. 1.** The City Council hereby finds and determines that the Properties located on Millard Road, identified as Tax Account Nos. 29254 and 29246, are surplus, have no identified City use, and would benefit the City by being sold to be developed as private residential property.

**Section 2. Finding No. 2.** The City Council hereby finds that after offering the Properties for sale, a purchaser has been identified, OHM Equity Partners LLC, who submitted an acceptable offer of approximately \$35,000 per buildable lot (5,000sf minimum lot size) for the Properties.

**Section 3. Finding No. 3.** The City Council finds that the requirements of ORS 221.725, which apply when a sale of real property is done by a City, have been fully complied with as the meeting was properly noticed and held and any resident of the city was given an opportunity to present written or oral testimony at a public hearing held on June 19, 2024.

**Section 4. Finding No. 4.** The City Council finds that sale of the Properties to OHM Equity Partners LLC is in the best interests of the City and directs the City Administrator to take appropriate steps to complete the sale according to the terms negotiated.

**Section 5.** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** by the City Council of this 19<sup>th</sup> day of June 2024.

Ayes:

Nays:

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Rick Scholl, Mayor

ATTEST:

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Kathy Payne, City Recorder