

City of St. Helens
RESOLUTION NO. 2020

**A RESOLUTION OF THE CITY COUNCIL OF ST. HELENS, OREGON
DECLARING CITY OWNED PROPERTIES AT 1300 KASTER ROAD, TAX
ACCOUNT NOS. 13249 AND 13215, AS SURPLUS AND AUTHORIZING
SALE OF THE PROPERTIES**

WHEREAS, the City of St. Helens obtained properties located on Kaster Road, identified as Tax Account Nos. 13249 and 13215 (Properties); and

WHEREAS, the City has maintained ownership of the Properties during previous industrial uses; and

WHEREAS, the Properties are zoned Heavy Industrial and developed with a paper mill and related improvements; and

WHEREAS, the proposed use of the property is to operate a paper manufacturing facility; and

WHEREAS, the City Council considers it necessary or convenient to sell the Properties to promote economic development, private investment, and job creation opportunities in the city of St. Helens; 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 August 27, 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 has followed ORS 221.725(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 Properties; and

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

WHEREAS, the City Council wishes to declare the Properties surplus and authorize sale to Arcadia Paper Mills, LLC for the agreed upon price of Seven Million Five Hundred Thousand Dollars.

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 at 1300 Kaster Road, identified as Tax Account Nos. 13249 and 13215, are surplus, have historically been used for a paper mill, and would benefit the City by being sold to for use as a paper manufacturing facility.

Section 2. Finding No. 2. The City Council hereby finds that after offering the Properties for sale, a purchaser has been identified, Arcadia Paper Mills, LLC, who submitted an acceptable offer of Seven Million Five Hundred Thousand Dollars 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 August 27, 2024.

Section 4. Finding No. 4. The City Council finds that sale of the Properties to Arcadia Paper Mills, LLC is in the best interests of the City and authorizes 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 27th day of August 2024.

Ayes:

Nays:

Rick Scholl, Mayor

ATTEST:

Kathy Payne, City Recorder