

1244 LONG STREET

STAFF SUMMARY



BACKGROUND

The City currently owns 1244 Long Street, also known as the former Santiam Feed Store, which has been sitting vacant for approximately three years. At the corner of Long Street and 13th Avenue, it is in a prime downtown location with commercial development opportunities.

TIMELINE

- September 2023: 1244 Long Street listed for sale
- June 2024: City Council approved purchase not-to-exceed \$300,000
- August 2024: City purchases property for \$260,000
- January 2025: City approached by private business owner about relocating to the property
- August 2025: New roof installed
- November 2025-June 2026: City receives grants to conduct Phase II Environmental Site Assessments; soil contamination found, air samples test negative
- May 2026: Mural installed on the building
- September 2026: Required public notice and hearing of sale

BROKER'S PRICE OPINION

The City solicited a Broker's Price Opinion (BPO) through the Gillott Home Team in September 2026. The BPO, which looks at the site features and compares it to market conditions, placed the current value of the property at \$335,000.

BUSINESS INTEREST

The City has been engaging with Four Seasons Farmers Market, a local grocer that currently operates out of Lebanon. The owners are interested in relocating their operations to Sweet Home and have been investigating quotes for renovations and financing options since initial engagement with staff in January 2025.

As part of the required public process, staff prepared a draft lease-to-own agreement. These terms have not been negotiated and are in no way final; lease terms will come back to City Council for consideration if there is direction given to continue working with Four Seasons.

NEXT STEPS

Staff is seeking direction from City Council on how to proceed with the potential lease-to-own agreement, or other guidance regarding the future of the property.