



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: May 8, 2023

SUBJECT:

Consideration of **Resolution No. 5689-23** Authorizing the City Manager to Execute a Deed Acquiring Property for Riverfront Parkland

RECOMMENDATION:

Staff recommends that the Council approve Resolution 5689-23 for the purchase of property at 18615 SW Boones Ferry Road (Tax Lots 2S124BC01301 and 2S124BC01400).

EXECUTIVE SUMMARY:

City Council adopted the Parks and Recreation Master Plan in 2019. This plan identified the need for parks, trails, recreation facilities, and river access. This planning processes involved extensive public outreach and community engagement. The Parks and Recreation Master Plan demonstrates the need to preserve natural areas and provide active recreation to serve community members. The property recommended for consideration is located immediately across from the center of the city's downtown core, and adjacent to Tualatin Community Park. This property is connected to the Tualatin River and Hedges Creek with space for active recreation and environmental preservation. City Council approved the Purchase and Sale Agreement with willing sellers on February 13, 2023. Staff performed extensive due diligence that included a water access assessment, a site development study, an environmental assessment, a bridge inspection, and a property encroachment survey. Staff presented the results, information and findings of this diligence to Council on April 24, 2023.

FINANCIAL IMPLICATIONS:

The property value for the Purchase and Sale Agreement was determined by a certified MAI property appraisal. The City and property owners have signed a Purchase and Sale Agreement agreeing to the appraised market value of \$1,400,000, plus closing costs listed in the agreement. Funds for the property acquisition are identified in the Parks Project Fund.

ATTACHMENTS:

Resolution No. 5689-23
Purchase and Sale Agreement