



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: February 13, 2023

SUBJECT:

Consideration of **Resolution No. 5669-23** Authorizing the City Manager to Execute a Purchase and Sale Agreement for the Acquisition of Real Property Located at 18615 SW Boones Ferry Road.

RECOMMENDATION

Staff recommends adoption of Resolution No. 5669-23 to authorize the City Manager to execute a Purchase and Sale agreement for property at 18615 SW Boones Ferry Road in Tualatin.

EXECUTIVE SUMMARY:

City Council adopted the Parks and Recreation Master Plan in 2019 that identifies the need to expand Tualatin Community Park trails, natural areas, and parkland along the Tualatin River. This planning process involved extensive public outreach and community engagement. The master plan identified the need to preserve natural areas, enhance riverfront access, and provide active recreation to serve residential and employment. The property recommended for consideration is immediately adjacent to Tualatin Community Park. The property adjoins the Tualatin River and Hedges Creek with potential future water access.

The due diligence for the property acquisition includes a water access assessment, environmental assessment, bridge inspection, and property boundary and easements survey. After due diligence Council approval is necessary before the City's final purchase of the property.

FINANCIAL IMPLICATIONS:

The Purchase and Sale Agreement property value was determined to be \$1.4 million dollars, based on a property appraisal by a certified appraiser. Staff negotiated with the owners who are willing to accept the appraised market value of \$1,400,000, with the City paying the defined closing costs listed in the Purchase and Sale Agreement. Funds for the property acquisition will be paid from the recently approved Parks Bond.

ATTACHMENTS:

Resolution 5669-23
Purchase and Sale Agreement