

TO: City Council  
FROM: Dan Smith, Water Resources & Sustainability Department Director  
DATE: September 16, 2025  
SUBJECT: Purchase of Deschutes Valley Properties with LOTT - Authorization to Sign

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1) Recommended Action:

Authorize the Mayor to sign documents related to the purchase of the Deschutes Valley Properties with LOTT including Promissory Note, Deed of Trust, and all documents necessary to complete the closing of the purchase and sale consistent with the payment terms contained in the previously approved real estate contract and in a form approved by the City Attorney.

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2) Background:

In November 2023, the Council approved a Memorandum of Understanding that initiated a process to evaluate three parcels for purchase in the Deschutes Valley declared surplus by LOTT. A feasibility analysis completed for the City by SCJ Alliance documented a variety of public uses the properties could serve, and in 2024, the City agreed to negotiate the purchase of parcels from LOTT.

On August 19, 2025, Council approved the real estate contract. Since the approval of the real estate contract, LOTT has requested the City provide a Promissory Note and Deed of Trust so that it may close the transaction and transfer title to the City immediately. The payments for the property would still be made over a five year period.

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3) Policy Support:

Create and Maintain a Transportation System Safe for All Modes of Travel.

a. Implement transportation components of the Brewery District Plan.

Pursue and Support Targeted Community and Economic Development Opportunities.

a. Support the Tumwater Craft movement.

b. Use strategically targeted public investments to leverage private and other sources of investment.

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4) Alternatives:

☐ Not authorize the Mayor to sign a Promissory Note, Deed of Trust, or other necessary documents.

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5) Fiscal Notes:

N/A – the Promissory Note, Deed of Trust, and related documents do not impact the financial provisions of the previously approved purchase and sale agreement.

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6) Attachments:

N/A