



Authorize the City Manager to execute the attached Purchase and Sale Agreement with the Schmidt Living Trust for acquisition of real property located at 3821 Ibex Street NE.

**SUMMARY:**

Staff was approached by the Schmidt Living Trust (Seller) regarding the City’s interest in acquiring the property located at 3821 Ibex Street NE (Property) as a potential expansion of Fisher Road Park. The Property is heavily wooded, adjacent to Fisher Road Park’s eastern border and lies outside of, but adjacent to, the Salem City limits.

**FACTS AND FINDINGS:**

Staff and Seller have come to terms on an agreement (Agreement) (Attachment 1) to acquire the Property. Key terms of the Agreement are below.

Size:	1.98 acres
Purchase Price:	\$350,000
Earnest Money:	\$15,000 + cost of demolition
Special Conditions:	Seller to demolish existing single-family house and outbuildings with funding from buyer
Closing:	Within 30 days of completion of demolition.

The acquisition is eligible for funding from Parks System Development Charges. Fisher Road neighborhood park is identified as NP-10 in the Comprehensive Parks System Master Plan Update. The proposed acquisition will provide additional land for Fisher Road Park. Fisher Road Park is included in the SDC Eligible Projects list; in addition, the Parks SDC list includes an additional five acres of unspecified neighborhood park acquisition in Ward 5.

**BACKGROUND:**

Funding for the acquisition will come from Parks System Development Charges.

Clint Dameron  
Real Property Services Manager

Attachments:  
1. Agreement