



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Staff Report

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File #: 20-183

Version: 1

Date: 5/26/2020

Item #: 4.d.

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**TO:** Mayor and City Council

**THROUGH:** Steve Powers, City Manager

**FROM:** Kristin Rutherford, Urban Development Department Director

**SUBJECT:**

Purchase and Sale Agreement with Kurt and Janet Spingath for acquisition of real property

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): WSNA

Result Area(s): Good Governance; Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community

**ISSUE:**

Shall the City Council authorize the City Manager to execute the attached Purchase and Sale Agreement for the acquisition of real property located at 1460 Wallace Road NW?

**RECOMMENDATION:**

Authorize the City Manager to execute the attached Purchase and Sale Agreement for the acquisition of real property located at 1460 Wallace Road NW.

**SUMMARY:**

On June 10, 2019, Council directed staff to use funds from the 2008 Streets and Bridges Bond to acquire right-of-way for a portion of the Marine Drive NW alignment. Staff has come to terms with Kurt and Janet Spingath (Seller) for acquisition of property located at 1460 Wallace Road NW (Property). Acquisition of the Property includes both a fee acquisition and a right of way easement.

**FACTS AND FINDINGS:**

Staff and Seller have come to terms on a Purchase and Sale Agreement (Agreement) (Attachment 1) for acquisition of the Property. Key terms of the Agreement are below.

Price: \$209,500 (subject to final acreage)  
Site Size: Easement: ~0.60 acre (to be surveyed)  
Fee: ~ 3.25 acres (to be surveyed)  
Subdivision: City to complete subdivision of existing site to create legal lot and easement areas  
Utility Easement: City to grant Utility Easement allowing utility access to Seller's remainder property

**BACKGROUND:**

Funding for this acquisition will come from the Marine Drive NW allocation of the 2008 Streets and Bridges Bond.

Clint Dameron  
Real Property Services Manager

Attachments:

1. Proposed Agreement
2. Exhibit E to Agreement