



Staff Report

File #: 18-98

Version: 1

Date: 6/25/2018

Item #: 4.3a.

TO: Urban Renewal Agency Board

THROUGH: Steve Powers, Executive Director

FROM: Kristin Retherford, Urban Development Department Director

SUBJECT:

Transfer of real property ownership interests to the City of Salem for 11 Urban Renewal Agency-owned parcels.

Ward(s): 1, 3, 5

Councilor(s): Kaser, Nanke, Ausec

Neighborhood(s): CANDO, Highland, Northgate, Morningside, West Salem

ISSUE:

Shall the Agency Board authorize the Executive Director to execute the attached agreement for Purchase and Sale of Real Property transferring 11 Urban Renewal Agency owned parcels to the City of Salem?

RECOMMENDATION:

Authorize the Executive Director to execute the attached agreement for Purchase and Sale of Real Property transferring 11 Urban Renewal Agency owned parcels to the City of Salem.

SUMMARY AND BACKGROUND:

The Urban Renewal Agency of the City of Salem (Agency) owns 11 parcels of land at multiple locations (Attachment 1). The parcels were acquired as part of various urban renewal projects. Eight of the parcels are remnant parcels created by street improvement projects and three are wetland parcels with completed remediation. Long term ownership of property is not a mission of the Agency so it is necessary to transfer ownership of the properties to the City of Salem (City).

FACTS AND FINDINGS:

The 11 Agency-owned parcels are located in multiple urban renewal areas, total 62.15 acres, and

have a total value of \$8,826,140, according to Marion and Polk County assessor's offices. To complete the property transfers, a Purchase and Sale Agreement (Agreement) (Attachment 2) has been created detailing the terms of the transfer. Key terms of the Agreement are shown below.

Buyer: City of Salem

Seller: Urban Renewal Agency of the City of Salem

Purchase Price: \$8,826,140

Payment Terms: Purchase price not payable until City transfers parcels to a third party. Payment of purchase price will be prorated if City transfers only a portion of the subject parcels. Proceeds from the sale of these properties must be used for purposes consistent with the applicable URA plan

Deed: Conveyance by bargain and sale deed

Security: Sale secured by promissory note and trust deed from City

Closing Date: No later than October 31, 2018

A similar staff report is on the City Council agenda tonight, requesting authorization for the City Manager to execute the Agreement to purchase the land from the Agency.

Clint Dameron
Real Property Services Manager

Attachments:

1. Location Map
2. Proposed Agreement