



## Staff Report

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**File #:** 18-199

**Version:** 2

**Date:** 5/14/2018

**Item #:** 3.3c.

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**TO:** Mayor and City Council

**THROUGH:** Steve Powers, City Manager

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

**SUBJECT:**

Purchase and Sale Agreement with Hazelgreen, LLC for purchase of real property for use as a City park.

Ward(s): 5

Councilor(s): Ausec

Neighborhood(s): Northgate Neighborhood Association

**ISSUE:**

Shall the City Council authorize the City Manager to execute the attached Purchase and Sale Agreement with Hazelgreen, LLC for the acquisition of real property for use as a Community Park?

**RECOMMENDATION:**

Authorize the City Manager to execute the attached Purchase and Sale Agreement with Hazelgreen, LLC for the acquisition of real property for use as a Community Park.

**SUMMARY AND BACKGROUND:**

The City of Salem Comprehensive Park System Master Plan Update (Plan) identified the need for additional Community Parks to serve the needs of the City's residents. The Plan identified northeast Salem as an area in need of an additional Community Park to meet the increasing demand for active recreation space.

The property proposed for acquisition is identified as Tax Lot 062W31D00100 and is located on Hazelgreen Road NE east of Portland Road NE (Property) (Attachment 1) and is currently used for farming. The Property is located in Marion County adjacent to, but not within, the City of Salem. The Property is currently owned by Hazelgreen, LLC (Seller), whose member is Cletus L. Woods.

**FACTS AND FINDINGS:**

Staff and Seller have come to terms of a proposed Purchase and Sale Agreement (Agreement) (Attachment 2). Key terms of the Agreement are below.

Site Size:	45.26 acres
Sale Price:	\$2,940,000
Earnest Money:	\$30,000
Closing Date:	60 days from Effective Date, subject to environmental due diligence

Clint Dameron  
Real Property Services Manager

**Attachments:**

1. Location Map
2. Proposed Agreement