



Staff Report

File #: 19-301

Version: 1

Date: 7/8/2019

Item #: 3.3c.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Kristin Retherford, Urban Development Dept. Director

SUBJECT:

Purchase and Sale Agreement with Oak Ridge Properties Investments LLC and Filiberto Moreno for potential right-of-way extension of Mildred Lane SE.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Reliable and Efficient Infrastructure;

ISSUE:

Shall the City Council authorize the City Manager to execute the attached Purchase and Sale Agreement with Oak Ridge Properties Investments LLC and Filiberto Moreno for acquisition of property for a potential extension of Mildred Lane SE?

RECOMMENDATION:

Authorize the City Manager to execute the attached Purchase and Sale Agreement with Oak Ridge Properties Investments LLC and Filiberto Moreno for acquisition of property for a potential extension of Mildred Lane SE.

SUMMARY:

Staff was approached by Oak Ridge Properties Investments LLC (Filiberto Moreno, Member) and Filiberto Moreno (collectively the "Seller"), the owner of property located at 5864 Skyline Road SE, regarding the future extension of Mildred Lane SE. A portion of Seller's property ("Property") is required for the future extension Mildred Lane SE west to Skyline Road SE. Seller desires to incorporate the roadway extension into its development plan, and acquisition of the Property would be prudent prior to Seller's development of the site.

FACTS AND FINDINGS:

The Property to be acquired lies adjacent to, but outside, both the Urban Growth Boundary (UGB) and the city limits of Salem. Due to unique land use issues in Marion County and the Property's location outside the UGB, it is necessary to initially acquire the property as a permanent easement to preserve it for right-of-way as a potential extension of Mildred Lane SE. When land use requirements are met in the future, the Property will be converted to right-of-way at no additional cost to the City.

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

Price:	\$70,000
Size:	27,908 square feet
Earnest Money:	\$7,000
Closing:	90 days from receipt of title report

BACKGROUND:

The extension of Mildred Lane SE to Skyline Road South is noted in the Salem Transportation System Plan:

Mildred Lane SE Extension (Liberty Road S to Skyline Road S) (294)

The westward continuation of Mildred Lane SE is required to complete a necessary east-west Minor Arterial roadway south of Kuebler Boulevard S. Built to Minor Arterial standards, this connection, when completed, will provide a continuous east-west connection between Skyline Road S and Battle Creek Road SE. This connection should primarily occur as the surrounding area develops. Some City participation may be necessary.

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

Clint Dameron
Real Property Services Manager

Attachments:

1. Proposed Agreement