



Staff Report

File #: 20-176

Version: 1

Date: 5/26/2020

Item #: 2.3e.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Kristin Retherford, Urban Development Department Director

SUBJECT:

Donation Agreement for real property located at the former Boise Cascade site

Ward(s): 1

Councilor(s): Kaser

Neighborhood(s): CANDO

Result Area(s): Good Governance; Natural Environment Stewardship; Safe Community; 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 agreement for acceptance of real property located at the former Boise Cascade site?

RECOMMENDATION:

Authorize the City Manager to execute the attached agreement for acceptance of real property located at the former Boise Cascade site.

SUMMARY:

The City of Salem (City) and Pringle Square North LLC and Minto Island Greenway LLC (collectively the "Donor"), Lawrence E. Tokarski, President, have come to terms on an agreement (Agreement) (Attachment 1) for the donation of real property (Property) located at the former Boise Cascade site in downtown Salem (Attachment 2). The properties include Pringle Creek, where the City recently completed stream bank restoration, and areas west of the mouth of Pringle Creek along the bank of the Willamette River Slough, past Bellevue Street.

Portions of the former Boise Cascade site have been redeveloped, including the South Block Apartments, Park Front office building, and the daylighting and beautification of Pringle Creek; other portions of the site, including the Marquis PARC project and an expansion of Riverfront Park, are in

various stages of development. Acquisition of the Property will allow for improved pedestrian connections to Commercial Street SE and to the south along the Willamette River Slough.

FACTS AND FINDINGS:

Key terms of the Agreement are below.

1. Total Acreage: 3.43
The Property is identified as Tax Lots 073W27BA03103, 073W27BA03104, 073W27BA01702, 073W27BD00300.
2. City will apply for a Prospective Purchaser Agreement (PPA) with the Oregon Department of Environmental Quality (DEQ) and complete environmental investigation on the Property to determine the cost of scope of necessary remediation. The PPA will protect the City against certain DEQ enforcement action potentially caused by existing conditions on the property.
3. The City can cancel the Agreement if the PPA is unsatisfactory.

BACKGROUND:

Due diligence and PPA expenses will be covered by the City's Utility Fund and Parks System Development Charges.

Clint Dameron
Real Property Services Manager

Attachments:

1. Agreement
2. Property Map