



Staff Report

File #: 20-289

Version: 1

Date: 9/28/2020

Item #: 3.3a.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Urban Development Director, Kristin Retherford

SUBJECT:

Sale of three (3) acres of City-owned land at the Salem Business Campus to Tim Bush

Ward(s): Ward 3

Councilor(s): Nanke

Neighborhood(s): Southeast Mill Creek Association

Result Area(s): Strong and Diverse Economy

ISSUE:

Shall the City Council authorize the City Manager to execute the attached Purchase and Sale Agreement with Tim Bush for three (3) acres of City-owned land at the Salem Business Campus totaling \$444,000?

RECOMMENDATION:

Authorize the City Manager to execute the attached Purchase and Sale Agreement with Tim Bush for three (3) acres of City-owned land at the Salem Business Campus totaling \$444,000.

SUMMARY:

Representatives for Tim Bush contacted the City regarding purchase of three (3) acres at the Salem Business Campus (Attachment 1). Tim Bush is the owner of Tina's Touch Up, Inc., a Salem autobody detailing and servicing company. The company maintains several business fleets for firms like Amazon. This company currently employs six individuals and will relocate to the Salem Business Campus with space for expansion. The site is shovel ready.

FACTS AND FINDINGS:

The use is consistent with the traded sector use requirement for the Salem Business Campus. Terms

of the Purchase and Sale Agreement (Attachment 2) include:

Size: Approximately three (3) acres (a partition plat is required to create the legal lot)

Purchase price: \$444,000

Earnest money: \$10,000

Special conditions: 1) The use is not allowed in the Industrial Business Campus zone. The buyer has plans to seek approval for a zone change and comprehensive plan change to Industrial Commercial prior to closing; 2) approval of a partition plat creating the 3- acre lot.

Closing: Following a 90- day due diligence period, if conditions are met.

BACKGROUND:

The needed infrastructure is in place for this use.

Annie Gorski
Economic Development Manager

Attachments:

1. Map
2. Purchase and Sale Agreement