



Staff Report

File #: 23-438
Version: 1

Date: 11/27/2023
Item #: 5.c.(3.3.a)

TO: Mayor and City Council
THROUGH: Keith Stahley, City Manager
FROM: Kristin Retherford, Director of Community and Urban Development

SUBJECT:

Purchase and Sale Agreement with Beckwith Family Trust for acquisition of property related to the Shelton Ditch Improvement Project.

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): SESNA
Result Area(s): Good Governance; Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure.

SUMMARY:

Shelton Ditch is a key component of the City’s stormwater system, providing flood relief to Mill Creek and several Salem neighborhoods. The ditch has experienced significant erosion over the years, becoming increasingly deep and wide. The Shelton Ditch Improvement Project (Project) will address embankment erosion along Shelton Ditch by providing long-term stabilization of the creek banks in the affected areas. As part of the Project, it is necessary to acquire real property consisting of a residential lot and a single-family home (Property) from Beckwith Family Trust (Rodney J. and Karen D. Beckwith Trustees) (Seller).

ISSUE:

Shall City Council authorize the City Manager to execute the attached Purchase and Sale Agreement with Beckwith Family Trust?

RECOMMENDATION:

Authorize the City Manager to execute the attached Purchase and Sale Agreement with Beckwith Family Trust.

FACTS AND FINDINGS:

Staff and Seller have come to terms on a proposed agreement (Agreement) (Attachment 1) for acquisition of the Property. Key terms of the Agreement are listed below.

Price	\$350,000
Earnest Money	\$15,000
Closing	January 15, 2024
Acreage	0.25
House Square Feet	952
Special Conditions	Seller has option to occupy the Property for up to 90 days after closing at no cost (Seller to pay all utilities during occupancy after closing). Seller may remove any interior fixtures upon vacating the Property.

Buyer is not responsible for any maintenance/repair of the Property post-closing nor responsible to keep the Property in livable condition. Seller is entitled to all applicable relocation benefits as stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

BACKGROUND:

Funding for this acquisition will come from City of Salem Stormwater Utility Rate Revenue.

Clint Dameron
Real Property Services Manager

Attachments:
1. Agreement