

RESOLUTION NO. 3082

A RESOLUTION ADOPTING A PROCEDURE AND ESTABLISHING A PROGRAM
FOR THE SALE OF INDIVIDUAL PARCELS OF A CLASS OF CITY-OWNED
PROPERTY AT JUNIPER RIDGE

Recitals

- A. Bend Code 1.50.040.J and ORS 221.727 authorize the City of Bend to establish by resolution a procedure for the sale of individual parcels of a class of City-owned real properties, or any interest in the properties, under a single program established within the City for the sale of that class of properties.
- B. The City of Bend owns a class of real property of seven platted, undeveloped lots in Juniper Ridge Employment Subdistrict.
- C. The City of Bend desires to sell those properties to achieve the development goals of the Juniper Ridge Employment Subdistrict, set forth in the Bend Development Code at 2.7.2030, *et seq.*
- D. The standard procedures for sale of undeveloped standard lots are not conducive to negotiating and selling this class of properties.
- E. A duly noticed public hearing was held on June 21, 2017 at which the City Council received public testimony on establishing a procedure and program for the sale of the Juniper Ridge class of properties.

Based on these findings,

THE CITY COUNCIL OF THE CITY OF BEND RESOLVES AS FOLLOWS:

Section 1. Establishing a program for the sale of a class of properties in Juniper Ridge Employment Subdistrict, more particularly described as:

Juniper Ridge Employment Subdistrict Phase 1 Lot 1;
Juniper Ridge Employment Subdistrict Phase 1 Lot 2;
Juniper Ridge Employment Subdistrict Phase 1 Lot 3;
Juniper Ridge Employment Subdistrict Phase 1 Lot 4;
Juniper Ridge Employment Subdistrict Phase 1 Lot 5;
Juniper Ridge Employment Subdistrict Phase 1 Lot 6; and
Juniper Ridge Employment Subdistrict Phase 1 Lot 7.

A map showing the property listed in this section is included in Exhibit A.

Section 2. These properties may be listed for sale with the City's real estate broker of record, sold by bids, or sold after other negotiation with interested

buyers. Lots may be sold individually or in groups to one or more buyers. Sale price may include money and other valuable consideration, including development of infrastructure or other things that benefit Juniper Ridge Employment Subdistrict as a whole. Prior to completion of sale, the City must receive an appraisal or other evidence of market value, from the broker of record, market data, or other sources. City staff must consult with City Council on an acceptable range for offers on specific lots; consultation shall occur in a duly noticed public meeting, and may be in Executive Session. The market range and acceptable sale terms may consider development obligations of the City that may be transferred to the buyer.

Section 3. The City Manager may negotiate the sale agreements for lots in this class of properties without further public hearing, provided City Council has been consulted on the sale price range as described in Section 2. The City Council will authorize the City Manager to execute the sale documents in open session, unless otherwise authorized by City Code.

Section 4. This resolution is effective on passage.

Adopted by a roll call vote of the Bend City Council on June 21, 2017.

YES: Casey Roats, Mayor
Sally Russell
Bill Moseley
Bruce Abernethy
Nathan Boddie
Justin Livingston
Barb Campbell


NO: NONE



Casey Roats, Mayor

ATTEST:


Robyn Christie, City Recorder

APPROVED AS TO FORM:


Mary A. Winters, City Attorney

