

RESOLUTION NO. 2370

A RESOLUTION OF THE CITY OF WILSONVILLE DECLARING CITY-OWNED REAL PROPERTY LOCATED AT 11650 SW TOOZE ROAD AS SURPLUS PROPERTY AND AUTHORIZING STAFF TO DISPOSE OF THE PROPERTY THROUGH SALE

WHEREAS, under and by virtue of the laws of the State of Oregon the City of Wilsonville is duly authorized and empowered to efficiently and economically dispose of real property that is determined by the City to be surplus; and

WHEREAS, the City owns real property located at 11650 SW Tooze Road and further described as tax lot 3S1W15 01100; and

WHEREAS, the City of Wilsonville, through its Urban Renewal Agency, acquired this property for \$4,150,000 in September 2006 for a primary school site in the Villebois neighborhood; and

WHEREAS, this site consists of 9.9 acres of land improved with a 1941 bungalow residence that is 1,470 SF in size with an additional 980 SF basement; and

WHEREAS, the site is also improved with outbuildings including a barn, a shed, a garage, and a pump shed; and

WHEREAS, this property was appraised by Zell and Associates in January 2006 to establish the purchase price for the City's acquisition of this property; and

WHEREAS, this appraisal determined that the Highest and Best Use of the property was for residential redevelopment and that the bungalow and outbuildings would have to be demolished to meet the Highest and Best Use, and thus no value was placed on the bungalow and outbuildings and they do not contribute to the value of the property; and

WHEREAS, subsequent to this purchase the proposed school site was relocated to the east side of the Villebois neighborhood and the Urban Renewal Agency acquired an alternate school site in 2011;

WHEREAS, the City of Wilsonville has no further public need for the dwellings and outbuildings on this property; and

WHEREAS, property values have decreased significantly since the time of purchase and at this time the City would not be able to recover the amount invested in the property; and

WHEREAS, the City paid \$419,000 per acre for this property in 2006 and sales since 2011 have ranged between \$28,000 per acre and \$290,000 per acre

WHEREAS, it is in the public's best interest for the City to retain this land until land values have increased; and

WHEREAS, since the 1,470 SF bungalow does not contribute to the value of the property and presents ongoing maintenance expenses and responsibilities, it would be economically beneficial to the City to declare this dwelling as surplus property and dispose of it through sale while retaining ownership of the 9.9 acres of land upon which the dwelling sits; and

WHEREAS, staff has received cost estimates for moving the dwelling off-site and site restoration including decommissioning and disconnecting all related utilities, performing any necessary environmental abatements, and removing the dwellings foundation and backfilling the basement; and

WHEREAS, staff proposes that the dwelling be auctioned for a nominal value in addition to the buyer covering all costs related to removing the dwelling from the site and site restoration; and

WHEREAS, staff proposes to publish and advertise the terms of the surplus process subsequent to this public hearing under which it will consider offers to purchase and remove the dwelling and restore the site; and

WHEREAS, the City will review any reasonable offer but has the right to accept or reject any and all offers; and

WHEREAS, the dwelling is to be sold "AS IS" on a cash basis; and

WHEREAS, any offer accepted for the dwelling must result the buyer meeting all established criteria for site restoration within six months of an Earnest Money Agreement, which will allow buyer sufficient time to obtain any needed land use approvals.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The 1,470 SF bungalow located on real property at 11650 SW Tooze Road and further described as tax lot 3S1W15 01100 is hereby declared surplus property and no longer needed by the City of Wilsonville for public use.

2. City staff will publish and advertise the terms of the surplus process subsequent to this public hearing under which it will consider offers to purchase and remove the dwelling and restore the site.

3. City will review any reasonable offer but has the right to accept or reject any and all offers.

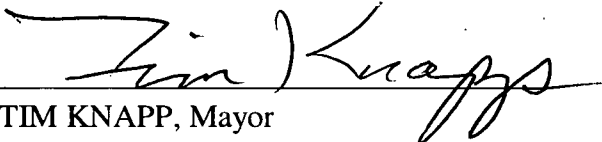
4. All offers must be reviewed and either accepted or rejected by City Council.

5. The City Council authorizes the City Manager to execute all necessary agreements and deeds relating to the transaction.


6. In the event buyer fails to meet the terms of the accepted earnest money agreement, all rights of the buyer in said real property shall cease and all right, title and interest in said real property shall continue to remain vested in the City, free of any claim or equity in the buyer or those claiming through the buyer, and the City shall retain all payments or deposits as liquidated damages for failure of buyer to complete the agreement.

7. This resolution is effective upon adoption.

ADOPTED by the City of Wilsonville at a regular meeting thereof this 18th day of June, 2012 and filed with the Wilsonville City Recorder this date.

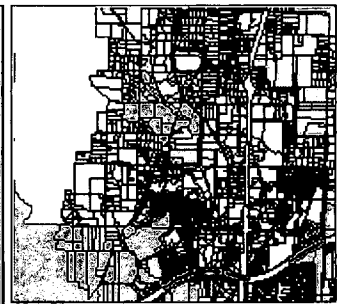
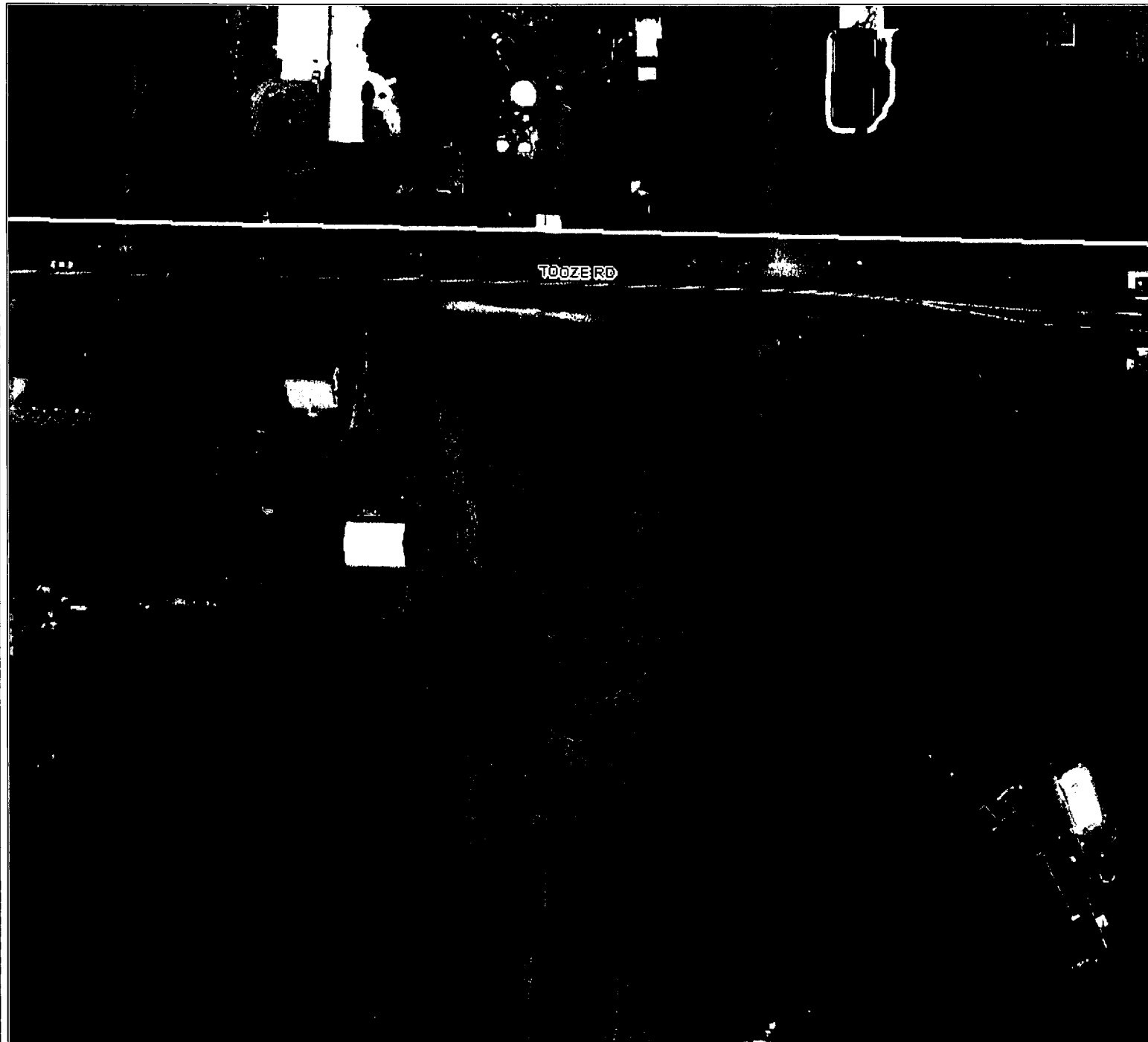

TIM KNAPP, Mayor

ATTEST:


Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Nunez	Excused
Councilor Goddard	Yes
Councilor Starr	Yes



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Scale 1:1,200
1 in = 100 ft