

W. 8. B. 2

AGENDA COVER MEMO

DATE: August 13, 2003

TO: Lane County Board of Commissioners

DEPT: Public Works

PRESENTED BY: Frank Simas
Real Property Manager

AGENDA ITEM TITLE: In the Matter of Approving The Purchase of Real Property for
Expansion Of The Delta Public Works Complex.

I. MOTION

THAT THE BOARD ORDER BE ADOPTED APPROVING THE PURCHASE OF
REAL PROPERTY FOR EXPANSION OF THE DELTA PUBLIC WORKS COM-
PLEX.

II. ISSUE OR PROBLEM

Construction of new facilities on the existing Public Works site on North Delta Highway has limited road maintenance equipment parking areas. Expansion of the Sheriff Department function has also reduced available covered storage and shop areas. Acquisition of the adjacent Reliance Figueroa Associates property will provide the area and facilities needed to expand the existing complex. The property consists of approximately 4.74 acres of land and a warehouse/office building containing approximately 39,754 square feet. The Board authorized the acquisition of the property pursuant to Order 03-7-23-4.

III. DISCUSSION

A. Background

The County commissioned a fee appraisal of the property adjacent to the existing Delta Public Works Complex currently occupied by Qwest. The appraised value was \$1,690,000, and an Offer to Purchase for this amount was presented to the owner. After lengthy negotiations, the owner agreed to a settlement of \$1,900,000, subject to completion of a Level 1 environmental site assessment which has yet to be done. Qwest is entitled to relocation assistance benefits when they are required to vacate the property. Moving expenses and other benefits are estimated not to exceed \$100,000.

B. Analysis

Given the favorable location of the Reliance Figueroa property adjacent to the existing Delta Public Works Complex and the court costs and time delay if the County is forced to file for condemnation, staff considers the settlement offer of \$1,900,000 to be reasonable. The amount of acquisition is covered under budget adoption on Order 03-6-18-2.

C. Alternatives/Options

1. Approve the settlement offer of \$1,900,000 and complete the acquisition, and authorize the County Administrator to approve the conveyance document prior to recordation.
2. Reject the settlement offer and file a condemnation action.
3. Determine to not acquire the property.

D. Recommendations

It is recommended that the Board approve Alternative 1.

IV. IMPLEMENTATION/FOLLOW-UP

Upon approval by the Board, Public Works Right of Way Management staff will process the acquisition through escrow in accordance with the terms of the settlement agreement and directives of the Board.

V. ATTACHMENTS

None

IN THE BOARD OF COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

ORDER NO.

(IN THE MATTER OF APPROVING THE
PURCHASE OF REAL PROPERTY
FOR THE EXPANSION OF THE DELTA
PUBLIC WORKS COMPLEX.

WHEREAS, ORS 271.390 provides for purchase of real property by a county; and

WHEREAS, Lane Manual Chapter 21.410 provides for real property acquisition when acted upon by the Board of County Commissioners; and

WHEREAS, Resolution and Order No. 03-7-23-4, dated July 23, 2003, authorized the acquisition of the Reliance Figueroa property at 3050 North Delta Highway for expansion of the Delta Public Works Complex; and

WHEREAS, negotiations have resulted in a proposed settlement agreement with Reliance Figueroa in the amount of \$1,900,000.

BE IT ORDERED that the settlement agreement is hereby approved and the County Administrator is authorized to sign all documents required for closing the acquisition transaction.

DATED this _____ day of _____, 20____.

Peter Sorenson, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date 8-14-03 lane county

OFFICE OF LEGAL COUNSEL