

## RESOLUTION NO. 2176

A RESOLUTION DECLARING THAT A CERTAIN PORTION OF THE REAL PROPERTY KNOWN AS THE GREEN PROPERTY IS SURPLUS PROPERTY AND DETERMINING THAT IT IS CONVENIENT TO SELL SAID PORTION TO ACCOMPLISH COMMUNITY PRIORITIES OF FISCAL PRUDENCE, SENIOR HOUSING AND ECONOMIC DEVELOPMENT.

WHEREAS the City of Hermiston (City) purchased a 20-acre parcel of land at 2025 NW 11<sup>th</sup> St., Hermiston, OR., hereinafter referred to as the "Green Property," in 2005, and described as a portion of 4N2804A, Tax Lots 600, 700, 800 and 900.

WHEREAS the purchase of the Green Property was for the purpose of reducing water temperature discharges of wastewater into the Umatilla River. This process was not effective and has since been abandoned.

WHEREAS there is approximately 7.18 acres of vacant land on the southern edge of the Green Property that the City has not used and could be used to accomplish City fiscal prudence and economic development of senior housing.

WHEREAS it is estimated that the 7.18 acres have an estimated market value of \$311,583.00 dollars. However, it is estimated that by selling the property in exchange for the development of senior housing consisting of assisted living units, independent living units, and memory care units, of not less than 65 total units, will result in a greater return to the City than if the property is sold As-Is. Now, therefore:

The City of Hermiston resolves as follows:

Section 1. The southern 7.18 acres of vacant land located at or near 2025 NW 11<sup>th</sup> St., Hermiston, OR., is declared to be surplus property and it is convenient that said property be sold for other than cash in exchange for development of said property for senior housing.

Section 2. That the form, terms and provisions of the draft dated April 6, 2021 of the Letter of Intent for Disposition and Development Agreement, between the City and Paradigm Properties, and the transactions contemplated thereby, providing for, among other things, transferring the said 7.18 acres for development of assisted living units, independent living units, and memory care units, with a total unit count of not less than 65 total units, copies of which have been presented to and reviewed by the Common Council be, and they are, in all respects, hereby approved and adopted; and

Section 3. That the City Manager is hereby authorized to execute and deliver the Letter of Intent for Disposition and Development Agreement, substantially in the form heretofore approved and adopted with such changes, additions, deletions and modifications as such executing officer may approve, such execution to be conclusive evidence of such approval and of the authorization thereof by the Common Council, and

Section 4. That the City Manager is hereby authorized and directed to prepare, execute, deliver, acknowledge and file such additional documents, agreements, certificates, forms, receipts and other instruments, in the name of and on behalf of the City and under its corporate seal, if so desired, and to take all such other actions as such officer shall, in his or her sole discretion, approve in order to carry out the transactions heretofore approved and perform and discharge the City's obligations under or in connection with the Letter of Intent for Disposition and Development Agreement, such actions and execution to be conclusive evidence of such approval and of the authorization thereof by the Common Council.

Section 5. Effective Date. This resolution is effective immediately upon its passage as of the date and year set out below.

PASSED by the Common Council the 12<sup>th</sup> day of April 2021.

SIGNED by the Mayor the 12<sup>th</sup> day of April 2021.

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Dr. David Drotzmann, MAYOR

ATTEST:

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Lilly Alarcon-Strong, CMC, CITY RECORDER