



DAN JOHNSON
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 18, 2016

Board of County Commissioners
Clackamas County

Members of the Board:

Approval of a Disposition and Development Agreement with La Noue Development, LLC
for Acquisition of Real Property

Purpose/Outcomes	Disposition and Development Agreement to convey real property from the Clackamas County Development Agency to LaNoue Development, LLC
Dollar Amount and Fiscal Impact	The agreement stipulates sale of the property for \$700,000.
Funding Source	Not Applicable. No funding considered as a part of this property transaction.
Duration	Conveyance of the property within 30 days after 120 day due diligence period
Previous Board Action	Board concurrence at Executive Session on February 2, 2016.
Strategic Plan Alignment	1. Grow a Vibrant Economy 2. Build a Strong Infrastructure
Contact Person	David Queener, Development Agency Supervisor 503.742.4322
Contract No.	N/A

BACKGROUND:

The Development Agency owns .97 acres at the northwest corner of 92nd Avenue and Johnson Creek Boulevard. The property is zoned Office Commercial.

La Noue Development, LLC presented a proposal to the Agency to acquire the property for redevelopment purposes, which was presented to the Board for consideration in an Executive Session on February 2, 2016. The Board directed staff to proceed with negotiations for disposition of the property to La Noue Development.

The Disposition and Development Agreement, which the Board is being asked to approve today, is the result of preceding negotiations. Terms of the Disposition and Development Agreement dictate purchase of the property for \$700,000 and construction of a new development consistent with the proposal as presented at the Executive Session.

RECOMMENDATION:

Staff respectfully recommends that the Board, as the governing body of the Clackamas County Development Agency, move by consent to:

- Approve the Disposition and Development Agreement with the La Noue Development, LLC.
- Delegate authority to the Chair to execute the Agreement and any other necessary documents on behalf of the Development Agency Board.
- Delegate staff authority to act on behalf of the Agency at closing.
- Record the Disposition and Development Agreement in the Deed Records of Clackamas County at no cost to the Development Agency.

Respectfully submitted,

Dan Johnson, Manager
Development Agency