



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: March 22, 2017

Department: Public Works Agenda Planning Date: March 16, 2017 Time required: 10 min.

Audio/Visual aids

Contact: Alan Haley, Public Works Director Phone: x7943

Department Head Signature:

TITLE Consider approving the purchase of real property jointly with the City of Salem and delegate authority to Alan Haley, Marion County Cable Officer, to sign the necessary paper work.

Issue, Description & Background The Mid-Willamette Valley Cable Regulatory Commission (CRC) is an advisory committee formed by Marion County and the City of Salem through an intergovernmental agreement. The commission is comprised of two city councilors and one county commissioner, and is staffed by county employees. The CRC collects Public, Educational, and Government (PEG) Access fees from Comcast, which provides funding for Capital Community Television (CCTV), who has a need for increased space to store and maintain production vehicles and hold trainings. The CRC instructed staff to identify an appropriate property, negotiate a purchase price, and bring before the board of commissioners and city council for final approval. Property at 1700 and 1770 Water Street NE in Salem (a single facility) is zoned for industrial uses and with a 4,844 square foot warehouse and .26 acre lot, is appropriate for CCTV's needs. The property is listed by Berkshire Hathaway Home Services and is owned by Pons Family Trust, William J. Pons. The CRC representative and Berkshire Hathaway Home Services have engaged in negotiations that resulted in the proposed commercial real estate sale agreement (attached). The purchase price for the property is \$550,000 and \$10,000 has been paid in earnest money. After this purchase and sale agreement was executed as approved by the CRC, the county conducted a title review, an appraisal, and had the property inspected within time frames spelled out in the agreement.

Financial Impacts: The Mid-Willamette Valley Cable Regulatory Commission has included funds in its budget for a property purchase to meet CCTV's vehicle storage needs.

Impacts to Department & External Agencies The City of Salem will be tasked with the maintenance of the facility that will be paid for by CCTV.

Options for Consideration: 1. Approve the purchase of real property at 1700 and 1770 Water Street NE in Salem, Oregon, jointly with the City of Salem and delegate authority to Alan Haley, Marion County Cable Officer, to sign the necessary paper work. 2. Decline to approve the purchase agreement.

Recommendation: Staff recommends that the board approve the purchase of real property at 1700 and 1770 Water Street NE in Salem, Oregon, jointly with the City of Salem and delegate authority to Alan Haley, Marion County Cable Officer, to sign the necessary paper work.



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List of attachments:

- * Order
- * Proposed Commercial Real Estate Sale Agreement
- * Appraisal
- * Property description and photos

Presenter:

Alan Haley, Marion County Cable Officer; Scott Norris, Asst. Legal Counsel

Copies of completed paperwork sent to the following: (Include names and e-mail addresses.)

Copies to:

Alan Haley - ahaley@co.marion.or.us
Scott Norris - snorris@co.marion.or.us
Jolene Bray - jbray@co.marion.or.us

BEFORE THE BOARD OF COMMISSIONERS

FOR MARION COUNTY, OREGON

In the matter of approving of the purchase of)
real property jointly with the City of Salem)
and delegating authority to sign the)
necessary paperwork to the Cable Officer.)

ORDER No. ____

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on Wednesday, March 22, 2017.

WHEREAS, Marion County and the City of Salem, through the Mid-Willamette Valley Cable Regulatory Commission ("CRC"), collect public, educational, and government ("PEG") access fees from Comcast, through the franchise agreements that Comcast has with the county and the city ; and

WHEREAS, PEG fees are used to fund Capital Community Television ("CCTV"); and

WHEREAS, CCTV has a need for increased space to store and maintain its production vehicles and to conduct training; and

WHEREAS, the CRC instructed staff to identify an appropriate property and negotiate a purchase, to be brought before the city council and county board for final approval; and

WHEREAS, the property located at 1700 and 1770 Water Street NE, Salem, Oregon, has been listed for sale and identified as being appropriate for CCTV's needs; and

WHEREAS, CRC staff have negotiated a proposed purchase of the above-referenced property for \$550,000; and

WHEREAS, the city and county have conducted a title review, appraisal, and property inspection to the satisfaction of city and county staff; now, therefore,

1. IT IS HEREBY ORDERED that the Marion County Board of Commissioners approves of the purchase of 1700 and 1770 Water Street NE, Salem, Oregon with the City of Salem for \$550,000; and

2. ITI IS FURTHER ORDERED that the Marion County Cable Officer is delegated the authority to sign all required paperwork necessary to consummate the purchase.

DATED at Salem, Oregon, this ____ day of _____ 20__.

MARION COUNTY BOARD OF COMMISSIONERS

Chair

Commissioner

Commissioner