



AGENDA COVER MEMO

Memorandum Date: 10/09/2024

Order Date: 10/16/2024

TO: Board of County Commissioners

DEPARTMENT: County Counsel

PRESENTED BY: Emily Vario and David Ward

AGENDA ITEM TITLE: ORDER

I. MOTION

Move for Order Delegating Authority to the County Administrator to Sign a Purchase and Sale Agreement for the Acquisition of Real Property in Springfield, Oregon.

II. AGENDA ITEM SUMMARY

Lane County has identified a particular parcel of real property in Springfield, Oregon, identified as Tax and Map Lot #1703150005400 (Parcel "A") and 1703153000400 (Parcel "B") that it is interested in acquiring for its use for a proposed additional health and human services site, more commonly known as the Lane Stabilization Center.

BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The need for a new site for the Proposed Lane Stabilization Center was identified through a series of outside influences and timing of operations. The catalyst for the project was the closure of the Emergency Department from the Downtown PeaceHealth hospital that has put Sacred Heart Medical Center at Riverbend and McKenzie-Willamette Medical Center in a more resource-intensive posture. Initial consideration for the Martin Luther King Jr. Blvd. campus site leveraged County resources and County-owned land and appeared to be a good fit during the initial site selection process. During the last several months, the project team reconsidered the location in part, due to the City of Eugene's Transit and Safety Improvement Project along the MLK corridor.

Staff feels the proximity to additional adjacent, in-kind services is advantageous to the proposed Lane Stabilization Center. There is direct access to the I-5 corridor

and adjacent arterial roadways, providing additional benefit for our more rural populations.

The project executive team and the Community Site Selection Committee performed a comprehensive survey of more than thirty existing facilities and property sites in the greater Eugene-Springfield area to identify any that would align with the operational model and program. Criteria prioritized in seeking to identify an existing facility to house the Lane Stabilization Center included being within a 30-minute drive of 90% or more of Lane County residents, presenting with manageable renovation needs, adaptable to a “Sally Port” feature for local emergency vehicle drop off, accessibility to bus transport and community partners for referrals, and proximity to the Emergency Department and local jails.

This effort was not successful in finding such a facility, so the focus shifted toward finding unimproved property that would best support the desired program needs.

B. Policy Issues

Per Lane Manual Chapter 21 Real Property, the Board of County Commissioners has the final authority on all real property matters.

C. Board Goals

This transaction meets the strategic goal of Strategic Priority No.1, which is Safe, Healthy County.

D. Financial and/or Resource Considerations

The purchase price for this real estate transaction is seven million eight hundred nineteen thousand and twenty dollars (\$7,819,020.00). Anticipated costs associated with due diligence are not anticipated to exceed one hundred fifty thousand dollars (\$150,000.00).

E. Health Implications

None.

F. Analysis

This transaction was discussed in detail in Executive Session on June 4, 2024; June 25, 2024; and September 17, 2024, because acquiring real property requires negotiation and to remain confidential until terms are finalized and ready for approval in a public meeting. The Purchase and Sale Agreement is still under final review and negotiation and therefore will not be made available to the public until signed.

G. Alternatives/Options

1. Authorize the County Administrator to sign the Purchase and Sale Agreement.

2. Not authorize the County Administrator to sign the Purchase and Sale Agreement and direct staff to consider alternative real property sites.
3. Recommend an alternative solution.

III. RECOMMENDATION

Staff recommends the County Administrator is authorized to sign the Purchase and Sale Agreement.

IV. TIMING/IMPLEMENTATION

County Administrator will sign the Purchase and Sale Agreement, if authorized, when final.

V. FOLLOW-UP

None.

VI. ATTACHMENTS

Board Order
Exhibit A



The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



CartoViewer Web Map

Lane County, Oregon

Lane County GIS

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 24-10-15-02

In the Matter of Delegating Authority to the
County Administrator to Sign a Purchase
Sale Agreement for the Acquisition of Real
Property in Springfield, Oregon.

WHEREAS, the Board of Commissioners finds it is in the best interest of Lane County to purchase real property in Springfield Oregon; and

WHEREAS, the Board of Commissioners finds the real property is a suitable location for the proposed additional Health and Human Services site; and

WHEREAS, Lane Manual Chapter 21 provides the Board of County Commissioners has the final authority for all real property matters; and

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The County Administrator is delegated authority to enter into, or out of, a Purchase Sale Agreement for the acquisition of real property in Springfield, Oregon as the County Administrator deems appropriate.

ADOPTED this 16th day of October, 2024.

Laurie Trieger, Chair
Lane County Board of Commissioners