

**MEMORANDUM**

TO: Mayor and City Council  
FROM: Eric Mongan, City Planner  
SUBJECT: A RESOLUTION DECLARING SURPLUS REAL PROPERTY AND AUTHORIZATION FOR SALE TO ERNEST OLSON JR.  
DATE: May 8, 2024

Background

The Council has held a Public Hearing to solicit public comment regarding designating the property located at the corner of Sweet Lane and South R Street (Lot 14 of the First Addition to the Cottage Grove Industrial Park), Cottage Grove, OR 97424 as surplus and to accept the offer made by Ernest Olson Jr. in the amount of \$632,164.50.

It is now appropriate for the Council to consider the attached draft Resolution declaring the property surplus and to authorize the City Manager to sign the necessary documents to complete the sale of said property to Ernest Olson Jr. for the amount of \$632,164.50.

Notice of the Public Hearing was advertised in the Cottage Grove Sentinel on May 1, 2024 and the Council held the Public Hearing was held May 13, 2024.

Recommendation

That the City Council by resolution, declare the property at at the corner of Sweet Lane and South R Street (Lot 14 of the First Addition to the Cottage Grove Industrial Park) surplus and authorize the City Manager to sign relevant documents in support of the property sale to Ernest Olson Jr.

Cost

To date the costs incurred by the City of Cottage Grove has been in staff time and advertising.



Mike Sauerwein, City Manager



Eric Mongan, City Planner

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING REAL PROPERTY TO BE SURPLUS  
MAP/TL: 20-03-32-43-01400

WHEREAS, the City of Cottage Grove is the owner of real property described as: SEE EXHIBIT A, unaddressed parcel, Lot 14 of the First Addition to the Cottage grove Industrial Park Subdivision, Map/TL: 20-03-32-42-01400 located at the corner of Sweet Lane and South R Street, Cottage Grove, OR 97424 (Property); and

WHEREAS, the City acquired this property and the other Lots of the Subdivision in 2019 with the intent of extending the South R Street right-of-way and to create lots of sale for industrial use; and

WHEREAS, while the subject parcel was not "listed" or advertised for sale by an agent, Mr. Olson inquired in-person regarding the property; and

WHEREAS, the City received an offer in writing from Mr. Ernest Olson Jr. to purchase Lot 14 for the purposes of industrial development; and

WHEREAS, the offer for the property is in the amount of \$632,164.50 (\$2.25/sf) and the Council finds this value to be acceptable; and

WHEREAS, on May 13th, the Council held a properly noticed public hearing pursuant to ORS 221.725 regarding the intended declaration as surplus and subsequent sale of Property.

NOW, THEREFORE, BE IT RESOLVED that the Cottage Grove City Council hereby declares the Property identified above as surplus and no longer needed by the City. The Council, therefore, finds that the public interest will be furthered by the disposal and transfer of the Property by Statutory Warranty Deed to Ernest Olson Jr..

BE IT FURTHER RESOLVED that the Council hereby directs staff to draft any documentation required for this transfer, subject to City Attorney review, and authorizes the City Manager to sign all such documentation on the City's behalf.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon its passage.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR THIS 13<sup>TH</sup> DAY OF MAY, 2024.

\_\_\_\_\_  
Candace Solesbee, Mayor

Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mindy Roberts, City Recorder

Dated \_\_\_\_\_

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lot 14, COTTAGE GROVE INDUSTRIAL PARK FIRST ADDITION; Re-plat of Parcel 2,  
Land Partition Plat No. 2003-P1735, Lane County Deeds and Records.