



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

Date: August 7, 2013
To: City Council
From: Community Development, Railroad and Finance Staff
Regarding: City Owned Properties

Recently City Council and staff have been working together to identify city owned properties that are not needed for city purposes and to strategically determine how to best utilize these properties for the good of the city. Josh Smith put together the attached "fliers" to highlight the features, challenges, potential uses, etc. of each of these properties.

Staff recommendations for each of these properties are as follows:

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| 2 acre Baldwin Industrial Park property | Sell property and use funds toward payoff of ~\$233,000 debt for water/sewer improvements along Hwy 126. |
| 3.8 acre O'Neil Hwy property | Sell property and use funds toward pay off of wastewater debt. |
| 0.5 acre Rail Office property | Lease property, at least until completion of 9 th Street extension after which lease/sale options could be reassessed. Proceeds from lease to go to railroad fund. |
| 1.2 acre Juniper St. property | Sell the property to Parks & Recreation for expansion of Ochoco Creek Park or lease to Parks & Recreation while holding for long-term development potential. |
| Properties adjacent to wastewater treatment plan | The city currently owns three lots of approximately two acres each, two which have homes on them and one vacant and a 54-acre lot with two homes and part of the sewer ponds on it. Staff recommends selling the three two-acre properties and partitioning off the two houses on the 54-acre lot for sale. Proceeds to go to pay off wastewater debt. |

Council Action

Staff requests direction from Council in regard to potential next steps, which may include but are not limited to the following:

- Conduct a Council/staff tour of each of the properties.
- Have appraisals completed for an understanding of the market value of some or all of the properties.
- Take the steps necessary to put some or all of the properties on the market for sale or lease.
- Initiate a conversation with the Parks & Recreation Department for potential sale or lease of the Juniper St. property.
- Expand the Council discussion at a future workshop or meeting to begin discussing potential strategic properties that the city could purchase.