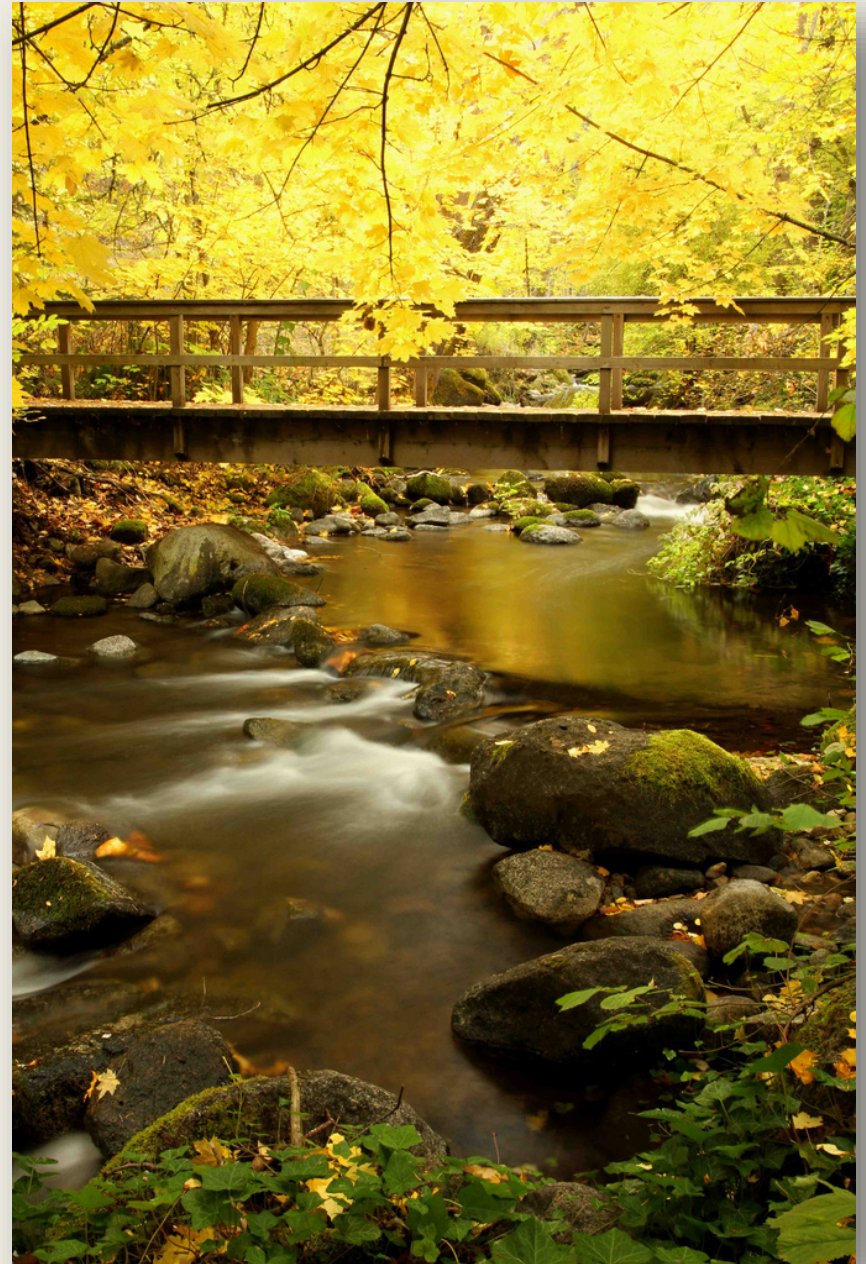


**ASHLAND CITY
COUNCIL
MEETING**
**Clay St. Park Property &
East Main Property**

October 2, 2018

Michael A. Black, AICP



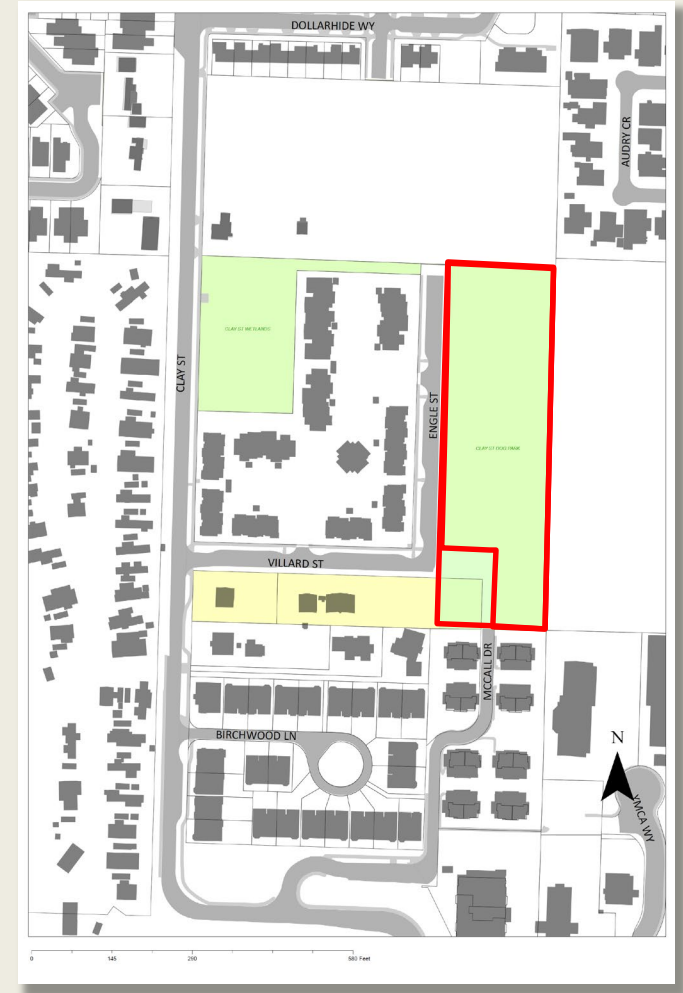


**E. Main Street
Taxlot 200**

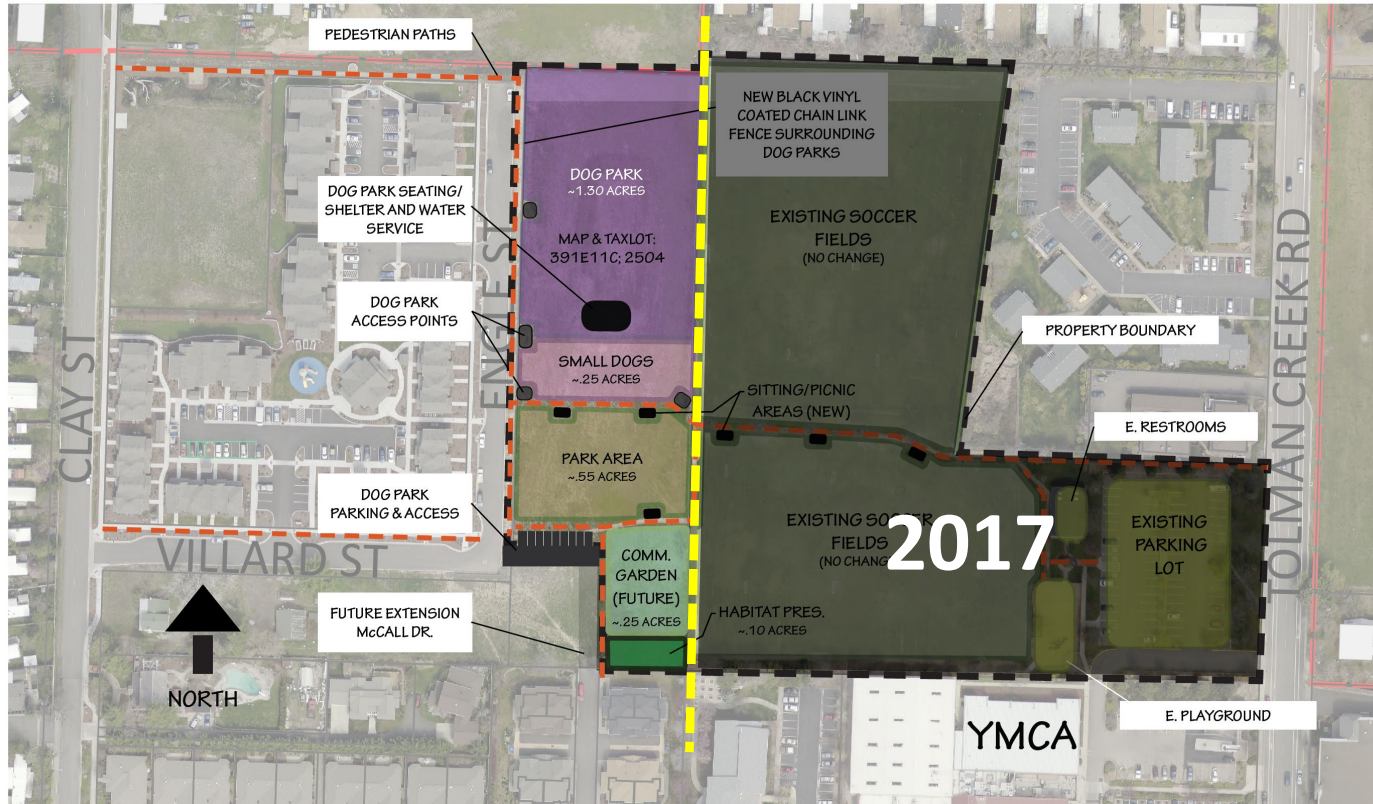
**380 Clay Street
Taxlot 2504**

Taxlot 2504 Background

- 2011
 - Acquired for \$1,350,000
 - 3.18 Acres
 - Zoned R2
- 2015
 - Sold approximately .6 acres to City
 - 2.57 Acres Remaining



Dog Park and YMCA Park Concept



CLAY STREET DOG PARK @ YMCA CITY PARK- APRC APPROVED CONCEPT PLAN
OWNER: ASHLAND PARKS & RECREATION COMMISSION

APRC - MAY 23, 2016
NOT TO SCALE

Existing Conditions



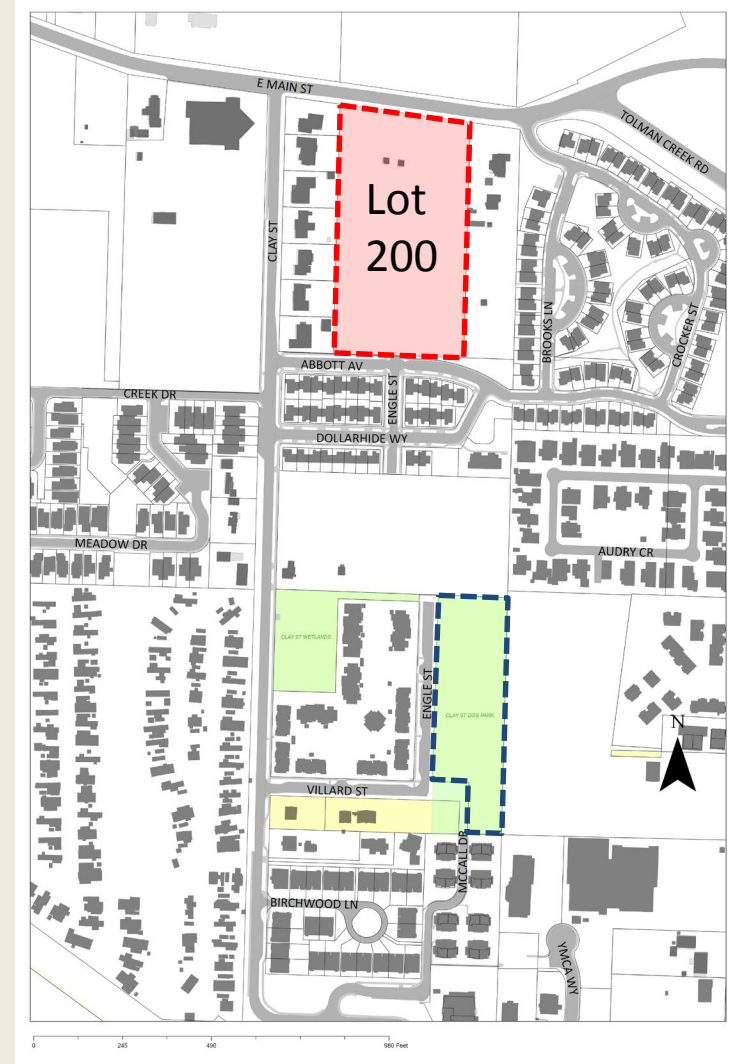
Proposed Sale of Taxlot 2504



- Proposed Sale to HAJC:
 - HAJC will pay \$1,091,505 for 2.57 acres (\$9.75/sf)
 - Subject to Appraisal
 - HAJC will work with the COA for planning and building permits

Taxlot 200 Background

- 5.52 acres Zoned RR-5
- Located within UGB
- Comp Plan Suburban Residential
- 5.3 acres of Irrigation Rights
- Listed on Market at \$1,800,000



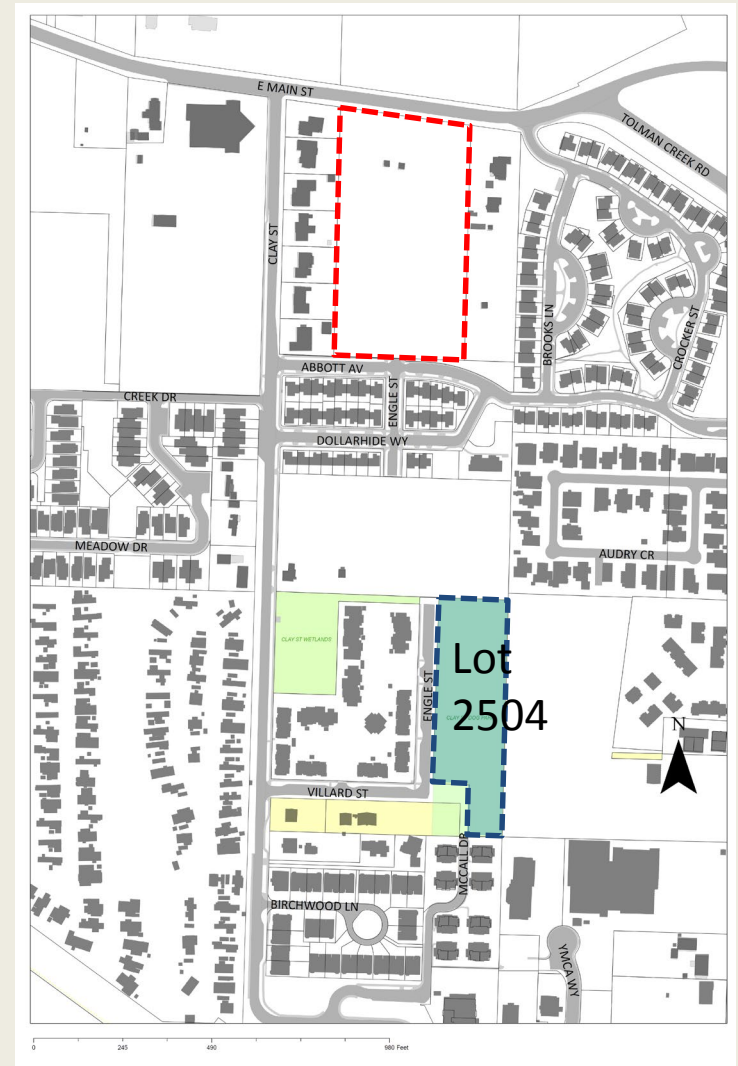
Proposed Purchase of Taxlot 200



- Proposed Purchase:
 - 2018 Appraisal - \$1,780,000 for 5.52 acres (\$7.40/sf)
 - Negotiated Purchase Price: \$1,000,000
 - Sellers to donate \$780,000 value
 - Subject to successful close of lot 2504
 - Purpose:
 - Develop neighborhood park with regional dog park

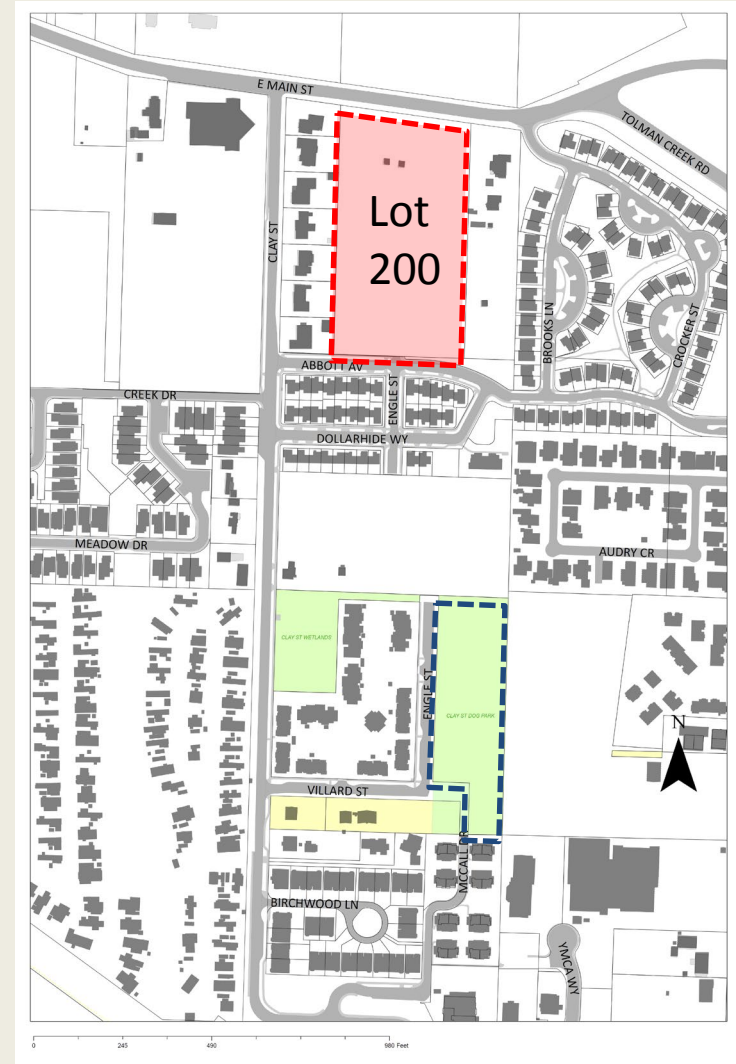
Summary – Sale

- Sale Proposal
 - Dispose of 2.57 acres of open space
 - Sale Price \$1,091,505
 - Buyer: Housing Authority of Jackson County
 - Purpose – furtherance of affordable housing



Summary - Purchase

- Purchase Proposal
 - Purchase 5.52 acre of open space
 - Purchase Price: \$1,000,000 (from revenue of Taxlot 2504 Sale)
 - Purpose: Neighborhood Park with Dog Park
 - Timeframe: Upon close – design process will start



Disposal of Parks Land

- Ashland City Charter
 - *Before any land acquired for the Open Space Park Program are disposed of and released from the Program there shall be a public hearing.*
- ORS 271.310(1) – Transfer of Real Property
 - *real property not needed for public use, or whenever the public interest may be furthered,*
 - *a political subdivision may sell, exchange [or] convey property*
 - *The consideration for the transfer may be cash or real property, or both.*

Recommendation

- *Staff recommends that the City Council approve the sale Taxlot 2504 – 2.57 acres of open space for \$1,091,505; and,*
- *Approval of the purchase of Taxlot 200 – 5.52 acres of undeveloped land for \$1,000,000 for the purpose of developing a neighborhood park and regional dog park*



Questions



Questions

