

Union County Board of Commissioners
Joseph Building Annex Conference Room
Special Meeting Minutes
Wednesday, November 13, 2024

Present: Commissioner R. Matthew Scarfo, Chair
Commissioner Donna Beverage
Commissioner Paul Anderes

Commissioner Scarfo opened the meeting at 8:45 a.m. and the Pledge of Allegiance was given with all three Commissioners present.

The purpose of this meeting is to consider a land sale agreement at the Baum Industrial Park.

Land Sale Agreement

Shelley Burgess, Administrative Officer, provided a brief staff report regarding the Land Sale Agreement to the Commissioners for their consideration. She indicated that she did not want to wait until the December Commission meeting to present the agreement, which is the reason for the special meeting.

Union County has received a signed purchase and sale agreement from Bear Creek Bridge, LLC. also known as, HP Civil Inc. offering to purchase Lot 4, which is 4.33 acres at the Baum Industrial Park in the amount of \$25,000 per acre. Total purchase price of the property is \$108,250.

HP Civil Inc. is a heavy civil contractor specializing in roads, bridges, water and waste water treatment plants. They propose to construct a 40x60 ft. building within one year of closing to serve as office space, equipment maintenance and storage. Currently they employ 12 individuals who live and work in Northeast Oregon that would be working out of the new facility. Additionally, they propose to create 3 permanent full-time jobs within the next 3 years.

The sales agreement is the one we have used for the Baum Industrial Park and includes the provisions that they must follow through with the building and creating jobs. Otherwise there is an opportunity for the county to repurchase the property.

There is a first right of refusal on this particular piece of property. If the sale is approved, the county will notify the holder of the first right of refusal that we've received an offer that was accepted by the Commissioners. The holder will have 15 days to match the offer in order to execute their first right of refusal. If they do not do that, this sale will move forward.

Administrative Officer Burgess has worked with legal counsel, who has prepared this agreement and it has been signed by the potential purchaser.

Commissioner Scarfo said that was a very good explanation of the agreement.

Commissioner Beverage asked if we end up approving this today that the farmer is notified so he doesn't begin cropping. She also asked about the easement portion of the property. Administrative Officer Burgess indicated the easement is reflected in the agreement, and the potential buyer will receive a title report. If there is concern about that, they can withdraw from the sale.

Commissioner Beverage made a motion to approve the Land Sale Agreement between Union County and Bear Creek Bridge, LLC. as presented. Commissioner Anderes seconded.


Commissioner Scarfo asked if this was the last right of refusal for property at Baum Industrial Park. Administrative Officer Burgess indicated that is correct.

Motion carried unanimously.

Adjournment

Commissioner Scarfo adjourned the meeting at 8:52 a.m.

Respectfully submitted,



Allison Moore
Senior Department Specialist