

OFFER FOR SALE

Offer for Sale regarding the purchase of property located in Brownsville, Oregon and currently owned by the Central Linn School District

The Central Linn School District (“the School District”) owns an approximately 3.17-acre property on 331 East Blakely Avenue in Brownsville, Oregon. This Offer for Sale is intended to solicit interest from qualified buyers interested in purchase of said property. The 3.17-acre site currently includes buildings (classrooms, offices, and gymnasium); a community garden; parking; open space and play areas. The classrooms are no longer in use and the School District has declared the property for sale “As Is”. The District has determined that the property is not required for school purposes pursuant to ORS 332.155.

Responses to this Offer for Sale will be taken until a suitable offer is accepted. The minimum bid for property, AS IS, is \$225,000. Review of bids will be February 23, 2018.

SEE DISTRICT WEBSITE FOR FURTHER SUBMISSION REQUIREMENTS.

Additional information

Zoning: The property is currently zoned Public and will require Comprehensive Plan and Land Development Code amendments to change the zoning.

Purchase Price: The Buyer will enter into a Purchase and Sale Agreement with the School District that will transfer the property in “As Is” condition in a cash transaction. The School District is establishing a minimum asking price for the property of \$225,000.

Considerations

Site map available at district office.

Site visits will be conducted by appointment.

Submission Requirements

Organizations responding to this Offer for Sale are required to include the following:

1. Purchase agreement reflecting a cash sale of property in “As Is” condition.
2. Earnest money agreement with a minimum \$5,000.00 to be deposited in escrow.

Please submit an electronic copy of your offer no later than February 23, 2018 at 2:00 p.m. to Celeste Van Cleave, celeste.vanleave@centrallinn.k12.or.us.

Scoring Matrix

Highest Bidder – 90%

Positive Community Impact – 10%

Examples of Positive Community Impact:

- Ongoing Community Access to Gym
- Preservation of Community Garden
- Returning All or a Portion of the Property to Local Tax Rolls
- Providing Local Housing
- Community Use that Benefits Economically Disadvantaged
- Other Activities that Benefit all Children
- Partnerships with Local NFP such as Sharing Hands or Recreation Center
- Other Activities Described by Purchaser

1/18/18