

**CITY OF PHOENIX
PHOENIX, OREGON**

RESOLUTION NO. 935

**A RESOLUTION OF THE CITY OF PHOENIX RATIFYING THE AMENDMENT TO
THE PHOENIX URBAN RENEWAL PLAN TO PURCHASE THREE PROPERTIES
FOR THE PURPOSE OF REDEVELOPMENT AS REFERENCED IN EXHIBIT "AA",
"AB", AND "AC" - RESOLUTION NO. 15-12, 15-13, AND 15-14 OF THE URBAN
RENEWAL AGENCY**

RECITALS:

WHEREAS, Ordinance No. 852, allows the City to approve amendments to the Phoenix Urban Renewal Plan to acquire land for development by resolution; and

WHEREAS, the City approved Resolution No. 916, ratifying the second minor amendment to the Phoenix Urban Renewal Plan; and

WHEREAS, due to the amendment, the Urban Renewal Agency approved Resolution No. 15-12, 15-13, and 15-14, authorizing purchase of three properties for the purpose of redevelopment on July 22, 2015 and August 11, 2015; and

WHEREAS, it is recognized that it is necessary to approve the purchase of properties referenced in Exhibits AA, AB, and AC by the City Council to have Resolution No. 15-12, 15-13, and 15-14 of the Urban Renewal Agency go into effect.

THE CITY OF PHOENIX RESOLVES AS FOLLOWS, that the City of Phoenix approves the purchase of three properties as referenced in Resolution No. 15-12, 15-13, and 15-14 of the Phoenix Urban Renewal Agency.

This Resolution is effective on August 17, 2015.

PASSED AND APPROVED by the City Council of the City of Phoenix and signed in authentication thereof at a regular meeting on the 17th day of August, 2015.



Jeff Bellah, Mayor

ATTEST:



Janette Boothe, City Recorder

Exhibit AA

Urban Renewal Agency of the City of Phoenix, Oregon

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF PHOENIX AUTHORIZING PURCHASE OF PROPERTY FOR THE PURPOSE OF REDEVELOPMENT.

RESOLUTION NO. 15-12

BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Phoenix ("Agency"), per Section 800 C. of the Urban Renewal Plan, as amended by Resolution 15-12, hereby authorizes the purchase of four tax lots located at:

1) Main Street, Phoenix, Oregon described as 381W15BB, Tax Lots 6800, 6801, 6802

as shown on Exhibit "A", attached, for future redevelopment.

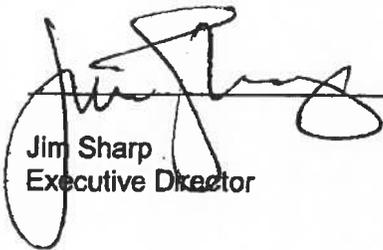
BE IT FURTHER RESOLVED that the Agency hereby authorizes the Executive Director to execute a commercial sales agreement and disburse earnest money, and to execute such closing documents as may be required for the acquisition of this property on behalf of the Agency, subject to the terms and conditions as detailed in the negotiated Letters of Intent, shown in Exhibit "B1". The commercial sales agreement and closing documents shall be in a form acceptable to the Executive Director and Agency legal counsel.

The above resolution statements were approved and declared adopted on this 22nd day of July 2015, by the following vote:

AYES: 4 NAYS: 0 ABSENT: 2 ABSTAIN: 0

Signed by me in authentication of its adoption and passage by the Urban Renewal Agency of the City of Phoenix this 22nd day of July , 2015.

ATTEST:


Jim Sharp
Executive Director


Al Muelhoefer
Chairman, PHURA

SHIRAZ "A" - 1

Parcels 1 & 2 are zoned Commercial Highway:
no setbacks, no maximum lot coverage
Parcels 3, 4 & 5 are zoned City Center:
no setbacks other than 10' max in front, no
maximum lot coverage.



EXHIBIT A-2

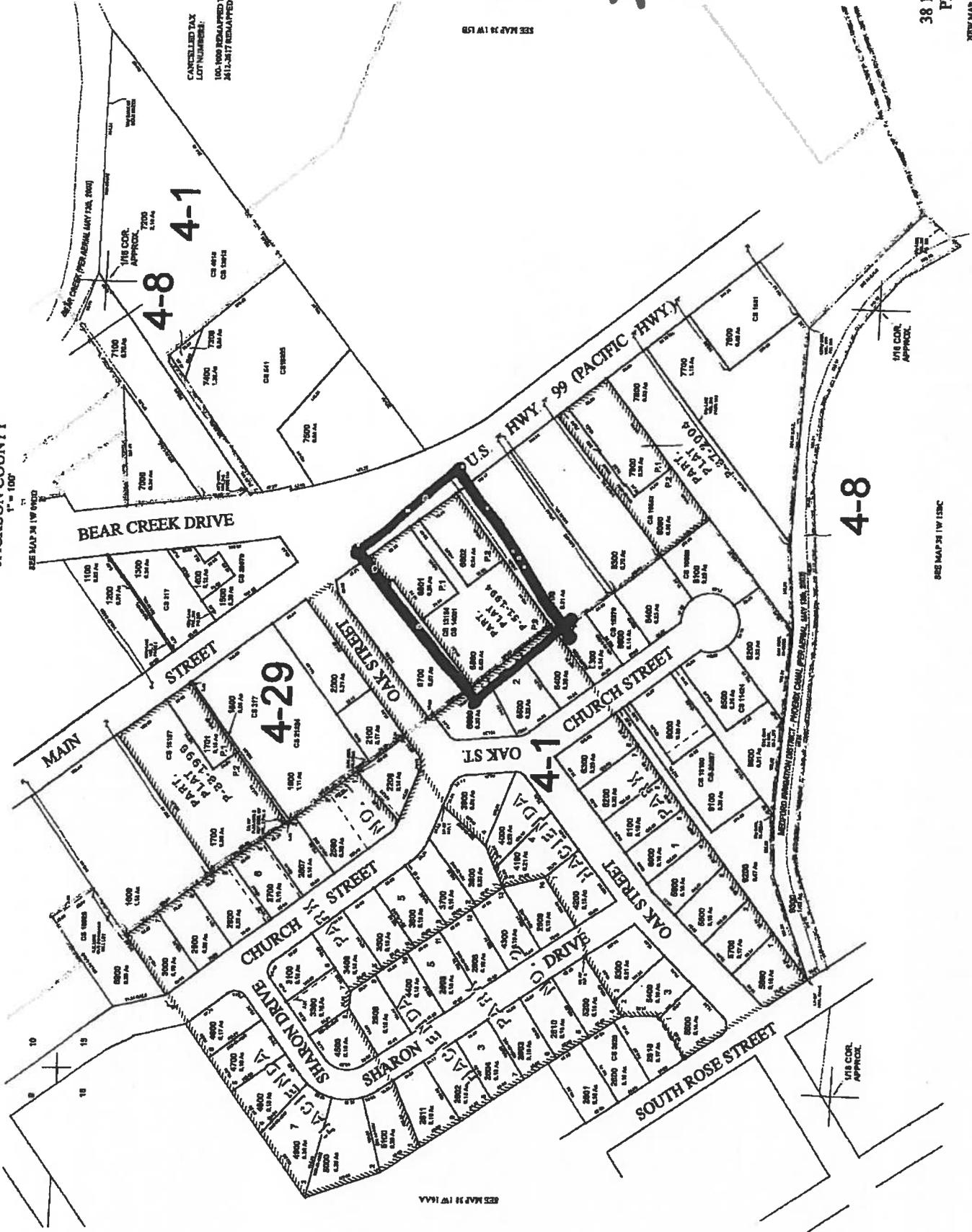
38 1W 15BB
PHOENIX

38 1W 15BB
PHOENIX

NEW MAP MARCH 11, 2003

N. 1/4, N.W. 1/4, SEC. 15, T. 38S., R. 1W., W.M.
JACKSON COUNTY
1" = 100'

FOR ASSESSMENT AND
TAXATION ONLY



CANCELLED TAX
LOT NUMBERS:
100-1000 REMAPPED TO 381W15000
A112-3677 REMAPPED TO J11W16AA

SEE MAP 38 1W 15B

SEE MAP 38 1W 15B20

SEE MAP 38 1W 15B2C

GAS DATA
07/01/2014 3:18:31 PM : Jambhvi

EXHIBIT B-1

B 7-14-15

GS
7/14/15

OPTION AGREEMENT AND AGREEMENT OF PURCHASE AND SALE

Emilio
Baker
7/9/15
1140 #15

THIS AGREEMENT is made and entered into this 1st day of JULY, 2015 by and between Wise Assets, LLC, an Oregon limited liability company, referred to herein as "Owner", and the Phoenix Urban Renewal Agency, a public body, referred to herein as "Agency".

RECITALS:

- A. Owner owns fee simple title to the real property described as Tax Lots 6800, 6801 and 6802 and more particularly described on Exhibit A attached hereto, together with all improvements situated thereon. The real property and improvements, together with all other rights appurtenant thereto, are collectively referred to herein as the "Property".
- B. Agency desires to acquire an option to purchase the Property on the terms and conditions stated herein.
- C. Owner hereby agrees to grant Agency an exclusive option to purchase the Property according to and limited by the terms and conditions set forth below.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

1. GRANT OF OPTION

Owner, for and in consideration of the sum of \$5,000.00 (FIVE THOUSAND and NO/100s DOLLARS) paid to Owner by Agency in cash into an escrow account established at First American Title Company, at Medford, Oregon, receipt of which is acknowledged by Owner, grants to Agency the sole and exclusive option to purchase the Property in the manner and for the price or prices stated in this Agreement.

2. OPTION TERMS

2.1 **Initial Term.** The initial term of the option shall commence as of the date this Agreement is executed by both of the parties and shall continue for the Inspection Period, as defined below. At any time during the Inspection Period, including any extension thereof, Agency may unilaterally terminate this Agreement and shall receive a full refund of any sums paid. The initial term, and any extension term, shall be referred to collectively in the Agreement as the "Term".

2.2 **Inspection Period.** Agency shall have an initial period of 30 (thirty) days from the execution of this Agreement by both parties within which to conduct its due diligence review and inspection of the Property for title, environmental, encroachment and other issues related to its intended use or uses. Owner shall fully cooperate with Agency in providing all information previously obtained by Owner or Owner's predecessors pertaining to the Property, including but not limited to soil tests, wetland or environmental reports or assessments and engineering or marinet studies. Upon Agency's written request, Owner agrees to grant one thirty-day extension of the Inspection Period.

2.3 **Exercise of Option.** Within five (5) working days of the expiration of the Inspection Period, this option shall be exercised, if at all, by written notice (the "Exercise Notice") given by Agency to Owner, which notice shall state that the Agency has elected to exercise this option as to the Property. Upon the exercise of this option, Agency shall be obligated to purchase the Property and Owner shall be obligated to sell the same, for the price or prices and in the manner herein set forth.

[Handwritten signature]

GS
7-14-15

Executed on the day and year first above written.

OWNER: Regyn A Jones
By: [Signature] By: Greg W Siller
It: PC member It: Member
7-14-2015

AGENCY:
Phoenix Urban Renewal Agency, a public
body

By: [Signature]
It: Phoenix Urban Renewal Agency
Attest: [Signature]

Exhibit AB

Urban Renewal Agency of the City of Phoenix, Oregon

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF PHOENIX AUTHORIZING PURCHASE OF PROPERTY FOR THE PURPOSE OF REDEVELOPMENT.

RESOLUTION NO. 15-13

BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Phoenix ("Agency"), per Section 800 C. of the Urban Renewal Plan, as amended by Resolution 15-13, hereby authorizes the purchase of four tax lots located at:

1) 4345 Bear Creek ^{Drive} Blvd, Phoenix, Oregon described as 381W15BB, Tax Lots 7400

as shown on Exhibit "A", attached, for future redevelopment.

BE IT FURTHER RESOLVED that the Agency hereby authorizes the Executive Director to execute a commercial sales agreement and disburse earnest money, and to execute such closing documents as may be required for the acquisition of this property on behalf of the Agency, subject to the terms and conditions as detailed in the negotiated Letters of Intent, shown in Exhibit "B1". The commercial sales agreement and closing documents shall be in a form acceptable to the Executive Director and Agency legal counsel.

The above resolution statements were approved and declared adopted on this 22nd day of July 2015, by the following vote:

AYES: 4 NAYS: 0 ABSENT: 2 ABSTAIN: 0

Signed by me in authentication of its adoption and passage by the Urban Renewal Agency of the City of Phoenix this 22nd day of July , 2015.

ATTEST:


Jim Sharp
Executive Director


Al Muelhoefer
Chairman, PHURA

EXHIBIT "B-1"

NO Contract as of
this date

Exhibit AC

RESOLUTION NO. 15-14

Urban Renewal Agency of the City of Phoenix, Oregon

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF PHOENIX
AUTHORIZING PURCHASE OF PROPERTY FOR THE PURPOSE OF REDEVELOPMENT.**

BE IT RESOLVED that the Board of Directors of the Urban Renewal Agency of the City of Phoenix ("Agency"), per Section 800 C. of the Urban Renewal Plan, hereby authorizes the purchase of real property located at:

1) 312 Main Street, Phoenix, Oregon described as 381W09D, Tax Lot 500

as shown on Exhibit "A", attached, for future redevelopment.

BE IT FURTHER RESOLVED that the Agency hereby authorizes the Executive Director to execute a commercial sales agreement and disburse earnest money, and to execute such closing documents as may be required for the acquisition of this property on behalf of the Agency. The commercial sales agreement and closing documents shall be in a form acceptable to the Executive Director and Agency legal counsel.

The above resolution statements were approved and declared adopted on this 11th day of August 2015, by the following vote:

AYES: 6

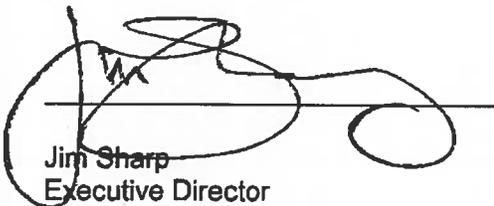
NAYS: 0

ABSENT: 0

ABSTAIN: 0

Signed by me in authentication of its adoption and passage by the Urban Renewal Agency of the City of Phoenix this ____ day of August, 2015.

ATTEST:


Jim Sharp
Executive Director

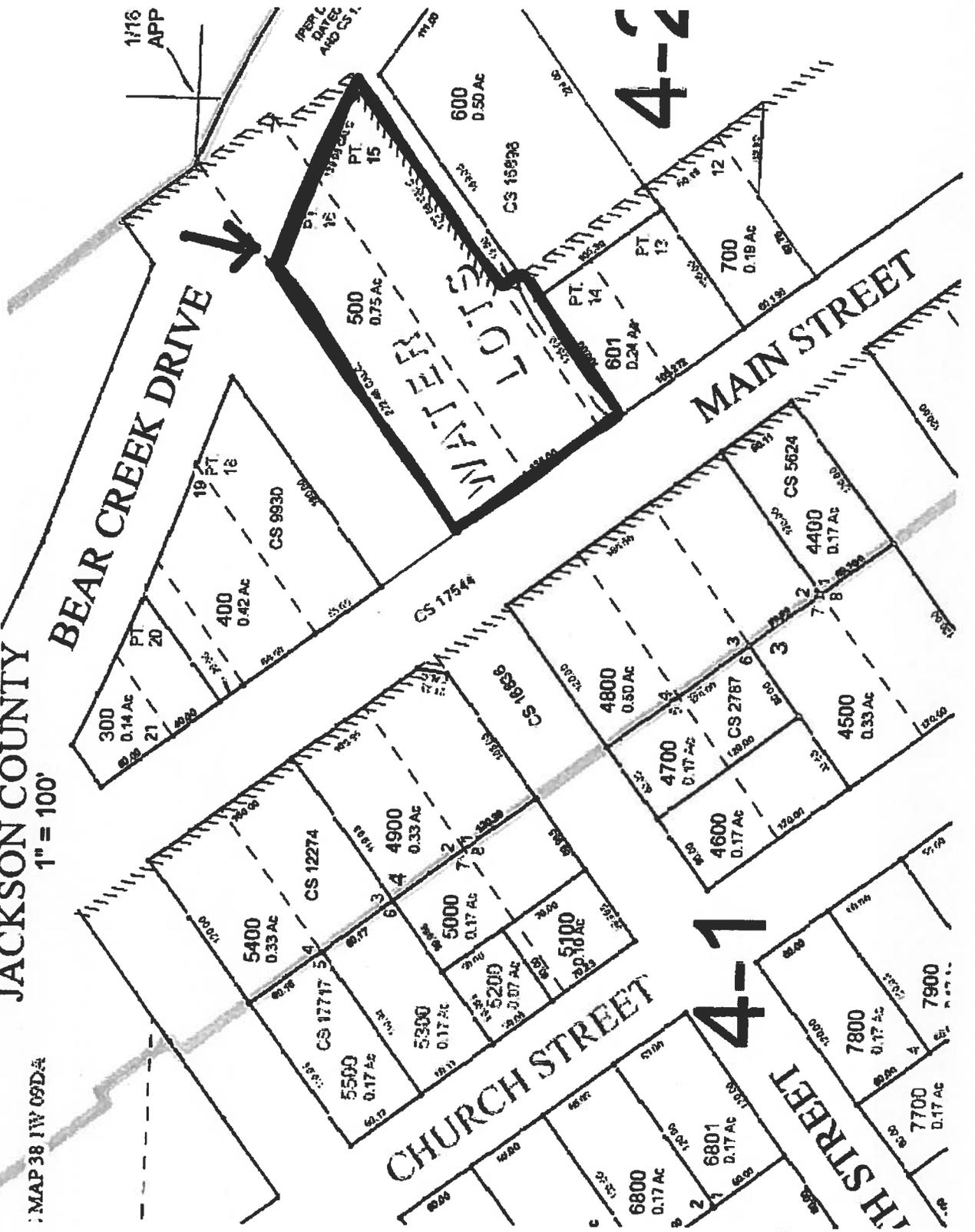

Al Muelhoefer
Chairman, PHURA

S.E.1/4, S.E.1/4, SEC.9, T.38S., R.1W., W.M.

JACKSON COUNTY

MAP 38 JW 09DA

1" = 100'



ExA 243

ASSESSMENT & PLANNING DETAILS

Account Details

Sales

Deed Card

Overlay Report

Click to open a sales info for 1-001017-6

Zoom map to this taxlot

Bing Google Yahoo

Account: 1-001017-6	
Map & TaxLot	381W09DD.500 pdf
Tax Code	4-29
Acreage	0.75
Zoning	C-C
Land Class	UNK 0.75 Ac
Property Class	201
Stat Class	502
Unit ID	183755-1
Maintenance Area	4
Neighborhood	000
Study Area	00
Account Status	ACTIVE
Tax Status	Assessable
Sub Type	NORMAL
Owner	PEREZ RICHARD
Situs Address	312 MAIN ST PHOENIX R
Mailing Address	PEREZ RICHARD P O BOX 931 ASHLAND OR. 97520
381W09DD.500 Totals 1 Intp	
Taxlot Acreage	0.75
1-001017-6 Improvements	
Building # 1	0 778 SqFt Commercial

Ex. A 3 of 3