



City Administrator's Office
P.O. Box 490 Lowell, OR 97452
Phone: (541) 937-2157
Email: admin@ci.lowell.or.us

To: Interested buyers
Date: April 19, 2023
Re: Vacant 0.26 residential lot – For sale by City of Lowell.

The City of Lowell owns vacant property located at 70 N. Pioneer St., Lowell, OR 97452. The map and tax lot number is: 19-01-14-24-04500. The lot has an approximate acreage of 0.26 acre, and it was recently zoned DRD, "Downtown Residential Detached."

The City obtained an appraisal of the property on April 4, 2023, with an appraised market value of \$105,000.

The City is selling the property "as-is." A detailed property report of the property is attached for reference. It is the City's desire for the property to be developed for new home construction.

Unique features of this property.

- The city's recently adopted downtown development code requires any garage to be placed at the rear of the home since alleyway access is available. Access for off-street parking for this property is through the 20-foot wide, 200-foot long alley at the rear of the property. The property owner would be required to obtain a long-term residential right-of-way permit to share the costs of maintaining the alley.
- The alleyway is currently unpaved. The picture later in this packet shows the current state of the alleyway. There are two options for bringing this alleyway up to driveway standards. The first is that the city could pay for and complete the grading, transporting and spreading of gravel, and compacting the gravel. The second is that the buyer could pay for and complete the paving or graveling (at the buyer's option) of the alleyway to bring it up to driveway standards. In your offer letter, address your preferred approach to this issue, as well as how your preference affects your requested sale price. (For reference, the city recently obtained 3 quotes to complete the grading and graveling work on the alleyway. Those quotes were in the \$9,000 to \$10,00 range.) Approximately 20 feet of chain link fence is at the end of the alleyway. The buyer will need to remove that fence and add an end post to the existing fence to ensure access to the lot through the alleyway.
- The new development code increases the development potential of the property. The downtown residential detached designation means that development on this lot can include ground floor commercial with residential use on upper floors. Accessory dwelling units are also permitted on this property.

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- This property is in the heart of Lowell’s growing downtown. The recently completed Maggie Osgood Library is next door. On the other side of the street, along N. Pioneer St., the city has approved a development proposal that will include mixed commercial and residential uses. The city recently sold vacant property across the street for commercial development. This property is also a short walk away from Rolling Rock Park. This property’s proximity to the commercial and other amenities that are planned for the next few years is a benefit.

To make an offer.

Offerors are instructed to submit their best offer. Submit a signed offer letter addressing, at a minimum, the following:

- Your full legal name and the name(s) of anyone else making the offer.
- Intended use of the property.
- Proposed terms for the sale, including the sale price, commissions paid to buyer’s agent, and your response to the alleyway issue described above.
- Earnest money deposit amount.
- Any other provisions or contingencies necessary to the sale.
- Prequalification or preapproval letter from your lender, or other evidence demonstrating financial capacity to commit to the purchase.
- Ideal closing date.
- Date by which the offer will expire.

Offers can be submitted by email, in person, or by mail as follows.

- Via email at admin@ci.lowell.or.us.
- In person at Lowell City Hall, 107 E. 3rd Street, Lowell, OR 97452
- By mail at PO Box 490, Lowell OR, 97452

If submitting in person or via mail, offer letters should be placed in an envelope that is specifically identified as “Vacant City Lot Offer.” Offers submitted by email should have “Vacant City Lot Offer” in the email subject line.

Process.

The property will remain for sale until the City accepts an offer. For full consideration, submit an offer on or before May 10, 2023 at 4:00 pm. Offers received after May 9, 2023 will be reviewed as received. An estimated timeline for the first review of offers is as follows:

- May 10, 2023 at 4:00 pm. Deadline to submit offers for full consideration.
- May 16, 2023 at 7:00 pm. Regular City Council meeting where offers received by deadline will be reviewed.
- June 6, 2023 at 7:00 pm. If the City Council selects an offer at the May 16, 2023 meeting, then a public hearing and vote to accept the offer would occur on this date.

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- On or after June 7, 2023. The City closes on the property for the offer approved at the June 6, 2023 meeting.

The City reserves the right to extend or close the timeframe for accepting written offers, at any time, at the City's discretion. The sale of the property is contingent upon final approval by City Council at a regularly scheduled City Council meeting following a public hearing. The City Council reserves the right to accept, reject, or negotiate any offer, at any time, based on what is most advantageous to the city in the City Council's discretion.

Interested buyers should be advised that state law requires the City to advertise for and schedule a public hearing before completing the sale. Buyers should factor in at least 20 to 30 days in the offer letter to allow enough time to schedule the required public hearing.

Questions?

Submit all questions to City Administrator Jeremy Caudle at jcaudle@ci.lowell.or.us, or by telephone at (541) 937-2157.

Compliance with public records laws.

The City of Lowell is subject to Oregon's Public Record Law. Unless exempted by Oregon's Public Record Law, documentation submitted in connection with this property sale may be subject to public disclosure.

Addenda.

- Pictures of the property
- April 4, 2023 appraisal
- Detailed property report from the Regional Land Information Database
- Building standards sheet for the Downtown Residential Attached zone

Pictures of the property.





























Picture of alleyway entrance leading up to rear of the property

