OMD Property Disposal

PLAC presentation 7/28/22
Notes

- Lebanon FMS 1.1 acres, zoned IND Industrial
  - Appraised at $300,000 (11/4/2021)
  - Sold to Consumers Power, Inc., for $362,000
  - PSA finalized and signed

- Lebanon Armory .45 acres, zoned PU Public Use
  - Appraised at $430,000.00 (11/4/2021)
  - City is unwilling to change zoning
  - Very limited parking (city will only allow 3 cars to park in front of building)
  - Adjoining lots owned by City of Lebanon Public Works
  - No major issues with the building, other than age and deferred maintenance
  - City of Lebanon disputes appraisal, has offered $200,000 for the building
  - Offered to Lebanon School District, no response.
Options

• Obtain approval to sell at offered price
• Demo building and sell bare lot
• Determine if the property is suitable to reconfigure for affordable housing
• Other suggestions
Silverton Armory
.4 acres, 26,000 square feet
Built 1926, Listed on the Historical Registry
Notes

• Leased to City of Silverton in 1992 for use as a community center
• City installed ADA access and elevator
• Zoned DC (downtown commercial), very desirable
• Appraisal in Mar 2022 values the property at $880,000
• City no longer needs the building, has requested lease termination
• Legislature approved sale of property in Jun 2022
• YMCA has indicated interest in the site, City supports developing a community campus (YMCA, library, pool, city offices) in the area
• City owns adjacent parking lot, no on-site parking