

## Lucy Flores Mendez

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**From:** Silas Halloran-Steiner  
**Sent:** Wednesday, February 10, 2016 9:47 AM  
**To:** Mary Starrett; Allen Springer; Stan Primozich; Laura Tschabold  
**Cc:** Christian Boenisch; Lucy Flores Mendez; Keri Hinton; Christina Malae; Caren Anderson  
**Subject:** Board Consideration: Purchase of Duplex at 1427 and 1437 NE 27th Street, McMinnville OR 97128  
**Attachments:** 20160209072919780.pdf; YamhillCty NE27th McMinnville ASLtr 2-2-16.doc

Hi Commissioners and Laura:

Attached you will find the mold certification letter for the duplex property, as well as the latest amendment "F" to our Sales Agreement. I have been working closely with Christian and Laura on process steps and I believe we have satisfied all of the most recent questions raised by the Board.

At this time, I am recommending the Board take action and approve the Sales Agreement which will release \$2500 in nonrefundable Earnest Money. The final condition will still need to be met prior to closing. Currently the language in this condition is written as:

"Additionally, Buyer's obligation to purchase is contingent upon having received, prior to closing, final written approval from the City of McMinnville of Buyer's Conditional Use Application, to Buyer's sole satisfaction. Seller agrees to reasonably cooperate with Buyer throughout the Conditional Use Application and approval process, including but not limited to signing the application as required and working with Buyer to provide the City of McMinnville with all necessary information and documentation. Buyer agrees to accept responsibility for completion and submission of the application and related documents and to pay any and all fees, costs and expenses associated with the application and approval process."

If approved, closing date will be set for on or before April 15, 2016.

Lucy, please place this on the Agenda as "add-on" for tomorrow's session. Christian or Laura may request an executive session if the Commissioners have additional questions. If not, this should be ready for Board Action under the following language, but please make sure Christian reviews this language to ensure that this is properly worded:

"Approve a purchase of real estate at 1427 and 1437 NE 27<sup>th</sup> Street, McMinnville, Oregon 97128 for \$360,000 plus associated closing costs."

Thanks,

Silas Halloran-Steiner  
Director, Yamhill County Health and Human Services Department  
Phone: (503) 434-7523  
Cell: (503) 435-7572  
Fax: (503) 434-9846  
627 NE Evans  
McMinnville, OR 97128

Accepted by Yamhill County  
Board of Commissioners on  
2.11.16 by Board Order  
# 16-47

Our Vision: People in Yamhill County live, work, learn, and play in safe communities that support wellness and dignity.



ADDENDUM TO REAL ESTATE SALE AGREEMENT

1 This is an Addendum to:  Real Estate Sale Agreement  Seller's Counter Offer  Buyer's Counter Offer

2 Re: Real Estate Sale Agreement No. Yamhill Co HHS Dated December 11, 2015 Addendum No. F

3 Buyer: Yamhill County HHS

4 Seller: Julie Johnstone

5 The real property described as: 1427 and 1437 NE 27th Street, McMinnville, OR 97128

6 SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED  
7 ABOVE.

8 In response to addendum "E"

9 1) Buyer hereby removes the inspection contingency and accepts the condition of the property  
10 based on the inspection reports, including, but not limited to the completion of the remediation  
11 of the mold in the attic.

12 2) Additionally, Buyer's obligation to purchase is contingent upon having received, prior to  
13 closing final written approval from the City of McMinnville of Buyer's Conditional Use  
14 Application, to Buyer's sole satisfaction. Seller agrees to reasonably cooperate with the Buyer  
15 throughout the Conditional Use Application and approval process, including but not limited to  
16 signing the application as required and working with the Buyer to provide the City of  
17 McMinnville with all necessary information and documentation. Buyer agrees to accept  
18 responsibility for completion and submission of the application and related documents and to pay  
19 any and all fees, costs and expenses associated with the application and approval process.

20 3) Upon final acceptance by the Buyer of satisfactory mold remediation as described in item #1  
21 and following acceptance by the YC Board of Commissioners and County Counsel, Earnest Money in  
22 the amount of \$2,500. will be released to the Seller and become non refundable. Upon receipt of  
23 final approval of Buyer's Conditional Use Application as described in Item #2, the balance of  
24 the Earnest Money in the amount of \$2,500. will be released to the Seller and become non  
25 refundable. This modifies the release of the Earnest Money as previously provided under Addendum  
26 B.

27 4) Closing date will be on or before April 15, 2016. All other conditions to remain the same.

28 Buyer Signature [Signature] Date 2/9/16, \_\_\_\_\_ 7 a.m. \_\_\_\_\_ p.m. ←  
29 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

30 Seller Signature [Signature] Date 2/5/2016 | 8:57 AM PT, \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

31 Seller Signature Julie Johnstone Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

32 Selling Licensee Non RMLS Listing Licensee Beth Jacobsen

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