



West Linn-Wilsonville School District 3Jt

Administration Building

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West Linn City Council
City of West Linn
22500 Salamo Road
West Linn, OR 97068

SENT VIA EMAIL

January 17, 2025

Re: Response to Joint Meeting - Oppenlander Property

Dear Mayor Bialostosky,

The School Board has received your email confirming the City's interest in purchasing Oppenlander property.

The property has been recently re-appraised at a Fair Market Value of \$7.875 million. The School Board is willing to sell the Oppenlander property to the City of West Linn at this appraised value, which is non-negotiable. The School Board has prepared a Letter of Intent reflecting this purchase price, ready for both parties to review and sign.

It has been the past and current practice of the West Linn-Wilsonville School Board to discuss land transactions in executive session, make decisions to sell or purchase property in public meetings, and finalize terms and conditions of sale privately with the involved parties, ensuring good faith and fair dealings. In keeping with this practice, we respectfully decline the invitation for a joint public meeting.

Your letter mentions the City Council's interest in exploring creative solutions or private fundraising to finance the purchase. While the City is welcome to pursue any financial avenues it deems appropriate, the School Board and District, as the seller, will not participate in those efforts.

Regarding the characterization of a "tumultuous past" between the District and the City on this matter, the challenges primarily stemmed from the City's reliance on an appraisal of \$120,000 that was inconsistent with the property's true value. Despite evidence provided by the District, the appraisal was validated and used as the basis for subsequent actions, complicating the transaction process. Moving forward, we agree that resolving these issues constructively is in everyone's best interest.

Your letter also suggests that "funding and price" have been obstacles to this transaction. To clarify, the initial purchase process in 2021, with an appraisal of \$6.5 million, did not face objections from City staff or the community. The primary issue arose when the significantly lower appraisal of \$120,000 was used to justify actions that led to delays and our misalignment.

Given these challenges, the School Board is committed to ensuring a streamlined and efficient process for the sale of the property while minimizing potential delays, costs, and misunderstandings.

Timeline and Conditions for City to Purchase Oppenlander Property:

- **Deadline:** The School Board will allow until **May 23, 2025**, to finalize a purchase agreement for the Oppenlander property.
- This timeline enables the City to utilize the **May 20, 2025** election for a bond measure if needed.
- If the City does not require the election, the **May 23, 2025** deadline remains in place.

As previously stated, the School Board will not involve itself in any financial explorations or fundraising activities the City chooses to undertake. These efforts must and will not affect the established timeline or conditions.

The School Board remains committed to engaging with the City Council efficiently and professionally as long as these conditions are met.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Taylor", is centered on the page. The signature is written in a cursive style with a large, stylized initial "L".

Louis Taylor, WLWV School Board Chair