



**TERREBONNE
DOMESTIC
WATER
DISTRICT**

Land Sale Public Board Meeting

August 2nd, 2022

Note: As of January 1st, 2022 all TDWD public meetings will now be available on Zoom. Information on attending can be found on the TDWD web site.

The Land Sale Public Board Meeting was **called to order** at 6:00 pm on August 2th, with 3 directors present: Eric Fisher, Jim Wilhem and Bob Nupert, Also present was Dustin Hewitt (representing the district in the land sale), Amanda Kirkegaasd (representing John Peters who has submitted an offer on the property and who was attending by Zoom and phone), Tim and Calum Gile (members of the public who has submitted an offer on the property) and Katie Gernert (agent working with Dustin Hewitt)

Agenda: Eric presented the agenda to the board (see agenda).

Business Discussed: Offers Received on the sale of district's property located at 1355 F Street, Terrebonne OR 97760: Dustin reviewed each purchase offer the district had received concerning the district's property.(see sales offers)

The offer from John Peters was for a \$100,000 all cash offer to be executed ASAP.

The offer from Tim Giles was for \$145,000, no cash down, no collateral offer with a payment of \$333 a month (interest only) for no more than 5 years by which time the loan would be paid in full. Tim noted to the board that he currently owns two properties adjacent to the sale property and both properties have equity in them.

Tim noted that he had no need to be represented by an agent in this sale. The board asked Tim if he would be interested in working with one of the agents present in order to be able to present a more standard offer form for the property. Tim agreed to revise his offer to the standard purchase agreement format. The board agreed to take a pause to allow Tim to work with Katie on a revised offer

Meeting Paused: 6:40 pm

Meeting Resumed: 7:05 pm

Everyone returned to the meeting including John who had up until this point been unable to hear or speak on the Zoom app. Eric reread Tims offer (revised) and included the fact that seller would pay all closing costs and the seller's fees for a total of about \$9100.

At this point Eric asked if either Tim or John would like to change their offer or make a statement. John noted that his offer will stand and that he wants to be part of the Terrebonne community and looks forward to purchasing the property. He did not think that his offer was quick and easy with no payments required.

Tim noted that his offer stands and he understands if the board goes with either offer.

Before the board went into executive session Eric noted that he has no interest in this property and is not influenced by any relationship to the buyers, Jim and Bob both agreed to the same.

Executive Session: Eric read the Executive Session Opening Statement (see statement). All members of the public exited the room with only Dustin Hewitt remaining as the district's representative. 7:06 pm.

Return to Land Sale Public Board Meeting: 7:25 pm

Eric informed Tim that the board was interested in his offer but that the board was concerned that his offer did not have any down payment or any interest put forward by him. The board then suggested that the meeting be suspended until 6:00pm Wednesday at the same location to allow Tim to consider if he could come up with any type of down payment or offer some security to his offer. The board was concerned that for some reason he wanted to exit the agreement before the final due date the district would be out about \$10,000 it had put forward on the transaction. Tim agreed to retire on Wednesday and we will review any and all offers.

Meeting Suspended: 7:36 pm, August 2nd 2022

Meeting Resumed: August 3rd, 2022 @ 6:04pm @ District Office. **Note:** Due to technical problems the board was unable to get the Zoom meeting started and the meeting proceeded without Zoom running.

The Land Sale Public Board Meeting was **resumed** at 6:04 pm on August 3th, with 3 directors present: Eric Fisher, Jim Wilhem and Bob Nupert, Also present was Dustin Hewitt (representing the district in the land sale), Amanda Kirkegaas (representing John Peters who has submitted an offer on the property and who was attending by phone), Tim Gile (member of the public who has submitted an offer on the property).

Business Discussed: Offers Received on the sale of district's property located at 1355 F Street, Terrebonne OR 97760: Dustin reviewed each purchase offer the district had received concerning the district's property.(see sales offers). It was noted that there was no change to the offer presented by John Peters. John also presented proof of funds to the board (see proof of funds) The offer from Tim Giles noted a change to an offer that put down earnest monies of \$1000 to be followed by a further down payment of \$9,000 at close of escrow in 30 days.

Executive Session: Eric read the Executive Session Opening Statement (see statement). All members of the public exited the room with only Dustin Hewitt remaining as the district's representative. 6:07 pm.

Return to Land Sale Public Board Meeting: 6:35 pm

Eric noted that after further deliberations the board was now ready to vote on which of the two offers the district would accept for the property located on 1355 F Street, Terrebonne OR 97760. Eric asked each member of the board that was present to signify which of the offers they would like to support. Offer #1 from John Peters or Offer #2 from Tim Giles.

Bob voted #1, Jim voted #1 and Eric voted #1 Eric noted that the board had voted unanimously to accept the offer from John Peters.

Eric asked each member of the board (if they wish) to express their reasons for making their vote to accept John's offer.

Bob noted that he felt it was best to take John's offer because it was fast and assured.

Jim abstained from comment.

Eric stated that the district is not in the business of financing loans and that a cash offer was in the district's best interest.

Next Regular Board Meeting: August 9th, 2022 @ 6:30pm @ TBD

Submitted By: Jim Wilhelm

Secretary TDWD

Recorded Action Points