CITY OF OREGON CITY
URBAN RENEWAL COMMISSION
AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, August 19, 2026 at 6:00 PM

Ways to participate in this public meeting:
- *Attend in person, location listed above. Please see the public comment guidelines below.*
- *Attend the livestream of the meeting on the City's YouTube Channel: https://www.youtube.com/user/CityofOregonCity*
- *Register to provide electronic testimony (email recorderteam@orcity.org or call 503-496-1509 by 3:00 PM on the day of the meeting to register)*
- *Email recorderteam@orcity.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENTS

3. DISCUSSION ITEMS

a. Potential Sale Approval of Home Located at 313 South 2nd Street

b. Potential Sale Approval of Home Located at 214 Tumwater Drive

4. COMMUNICATIONS

5. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.

CITY OF OREGON CITY

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

To: Urban Renewal Commission **Agenda Date:** August 19, 2026
From: Alexandra Rains, Assistant City Manager

SUBJECT:
Item 3.a. - Potential Sale Approval of Home Located at 313 South 2nd Street

STAFF RECOMMENDATION:
N/A

EXECUTIVE SUMMARY:
Attached offers are current as of 12:00 PM on 8/14/2026

BACKGROUND:

Bridge City Equity LLC	$245,500
Property Max LLC	$275,000
TLC Investments	$275,000
BEJJ Investments LLC	$200,000

OPTIONS:
N/A

BUDGET IMPACT:
N/A

OFFER SUMMARY

313 S. 2nd Street | TLC Investments

Purchase price	$275,000
Earnest money	$2,500; due within 3 business days after the effective date
Cash structure	All-cash contract; funds contingent on private-money funding from Rose City Holdings LLC; proof of funds attached
Appraisal	No appraisal contingency
Closing deadline	September 17, 2026
Escrow	Heather Lara, WFG
Buyer-agent compensation	2.5% of purchase price ($6,875)
Offer deadline	August 1, 2026 at 10:00 a.m.

CONTINGENCIES AND DUE DILIGENCE

10-business-day suitability contingency covering intended use, saleability, insurance, zoning and land-use restrictions.

Buyer waived the inspection contingency, but may conduct inspections for informational purposes within 10 business days.

Private-money funding is expressly identified as a funds contingency.

OTHER MATERIAL TERMS

Property purchased AS-IS under the standard agreement terms.

Possession delivered by 5:00 p.m. on the closing date.

Buyer rights are not assignable without the City’s prior written consent.

CITY PRESENTATION TAKEAWAY

Highest gross offer for 313 S. 2nd Street. It produces an estimated $268,125 after the requested 2.5% buyer-agent compensation, before other seller closing costs. The inspection contingency is waived, but the offer retains a 10-business-day suitability right and private-money funding contingency.

Prepared as a presentation summary only. The signed offer and attached addenda control.

OFFER SUMMARY

313 S. 2nd Street | Bridge City Equity LLC

Purchase price	$245,500
Earnest money	$5,000
Cash structure	Buyer states it will close with its own cash
Appraisal	No appraisal contingency
Closing deadline	August 12, 2026
Escrow	Fidelity National Title - Jared Costello
Buyer-agent compensation	$0; waived in the addendum
Seller-paid closing costs	$0
Offer deadline	July 23, 2026 at 5:00 p.m.

CONTINGENCIES AND DUE DILIGENCE

5-business-day inspection contingency.

Buyer may terminate during the inspection period based on professional inspections and receive the deposit back under the standard contingency language.

No financing or appraisal contingency is stated.

OTHER MATERIAL TERMS

Addendum states the seller will make no repairs and the sale is AS-IS.

Buyer states it will take title to the property and will not assign the contract.

Buyer-agent commission is waived.

Proof-of-funds materials are included with the offer package.

CITY PRESENTATION TAKEAWAY

Lower gross price than the TLC offer, but with $5,000 earnest money, a faster closing, a 5-business-day inspection period, no buyer-agent commission, no requested seller repairs and an express no-assignment commitment. Estimated price to the City before other seller closing costs: $245,500.

Prepared as a presentation summary only. The signed offer and attached addenda control.

Property	Buyer	Price	Earnest money	Closing	Main contingencies	City-paid buyer-agent compensation
214 Tumwater	TLC Renovations	**$300,000**	$2,500	Sept. 17	10-day suitability; inspection contingency waived; private-money cash funding	**2.5% / $7,500**
214 Tumwater	Right Price Investments	$160,000	$1,900	Aug. 31	30-day zoning/development due diligence; lender walk-through; assignable	**$0**
313 S. 2nd	TLC Investments	**$275,000**	$2,500	Sept. 17	10-day suitability; inspection contingency waived; private-money cash funding	**2.5% / $6,875**
313 S. 2nd	Bridge City Equity	$245,500	**$5,000**	**Aug. 12**	Five-day inspection; as-is; no repairs; no assignment	**$0**

OREGON CITY URBAN RENEWAL AGENCY

OFFER SUMMARY

313 S. 2nd Street, Oregon City, OR 97045

Buyer	Property Max, LLC
Purchase Price	$275,000
Earnest Money	$5,000
Financing	All-cash transaction; buyer represents all funds are liquid. Verification of funds to be provided within 3 business days after the Effective Date.
Appraisal	No appraisal contingency
Inspection / Earnest Money Timing	10-business-day inspection contingency. Earnest money is to be deposited within the 10-business-day inspection period and is refundable during that time.
Closing	September 11, 2026
Possession	By 5:00 p.m. on the date of closing
Escrow	WFG - Tonya Pierce
Closing Costs / Agency	Buyer to cover all closing costs. No buyer-agent representation is identified in the agreement.
Offer Deadline	August 21, 2026 at 5:00 p.m.
Other Material Terms	Buyer is purchasing the property AS-IS. One or more members of the buying entity are licensed real estate agents in Oregon. Any personal property, fixtures, or other items remaining when possession transfers become Buyer's property and may be retained or disposed of by Buyer.

CITY PRESENTATION TAKEAWAY

$275,000 all-cash offer with $5,000 earnest money, a 10-business-day inspection period, and a September 11 closing. Buyer covers all closing costs. Earnest money remains refundable during the inspection period.

OREGON CITY URBAN RENEWAL AGENCY

OFFER SUMMARY

313 S 2nd St, Oregon City, OR 97045

Buyer	BEJJ Investments, LLC
Purchase Price	$200,000
Earnest Money	$0
Financing / Funds	All-cash transaction. Buyer represents that all funds are liquid, and verification of readily available funds is attached to the offer.
Appraisal	No appraisal contingency
Suitability	No suitability contingency selected
Inspections	Buyer waives both the inspection contingency and the right to have inspections.
Closing	On or before August 26, 2026
Possession	By 5:00 p.m. on the date of closing
Escrow / Title	Heather Lara / WFG
Seller Contributions	Seller to pay 2% of the purchase price toward Buyer's Agent's compensation.
Offer Deadline	August 20, 2026 at 5:00 p.m.
Property Condition	Property is being purchased AS-IS.
Additional Provision	Buyer states its intention is to preserve the home and its history, remodel and restore the residence while maintaining its character, and continue its use as a single-family home rather than redeveloping the property.

CITY PRESENTATION TAKEAWAY

$200,000 all-cash offer from BEJJ Investments, LLC with no earnest money. Buyer represents all funds are liquid and has attached verification of funds. There is no appraisal contingency, no suitability contingency, and the buyer waives both inspections and the inspection contingency. The offer asks Seller to pay 2% of the purchase price toward the buyer's agent's compensation. Closing is on or before August 26, 2026, with possession by 5:00 p.m. on closing day. The buyer also states an intention to preserve and restore the existing home for continued single-family use rather than redevelopment.

625 Center Street
Oregon City, OR 97045
503-657-0891

CITY OF OREGON CITY

Staff Report

To: Urban Renewal Commission **Agenda Date:** August 19, 2026
From: Alexandra Rains, Assistant City Manager

SUBJECT:
Item 3.b. - Potential Sale Approval of Home Located at 214 Tumwater Drive

STAFF RECOMMENDATION:
N/A

EXECUTIVE SUMMARY:
Attached offers current as of 12:00 PM on 8/14/2026

BACKGROUND:

Brett and Sandra Branch	$250,000
Property Max LLC	$285,000
Right Price Investments Inc LLC	$160,000
TLC Renovations LLC	$300,000
BEJJ Investments LLC	$200,000

OPTIONS:
N/A

BUDGET IMPACT:
N/A

OFFER SUMMARY

214 Tumwater Drive | TLC Renovations LLC

Purchase price	$300,000
Earnest money	$2,500; due within 3 business days after the effective date
Cash structure	All-cash contract; funds contingent on private-money funding from Rose City Holdings LLC; proof of funds attached
Appraisal	No appraisal required
Closing deadline	September 17, 2026
Escrow	Heather Lara, WFG
Buyer-agent compensation	2.5% of purchase price ($7,500)
Offer deadline	August 1, 2026 at 10:00 a.m.

CONTINGENCIES AND DUE DILIGENCE

10-business-day suitability contingency covering intended use, saleability, insurance, zoning and land-use restrictions.

Buyer waived the inspection contingency, but may conduct inspections for informational purposes within 10 business days.

Private-money funding is expressly identified as a funds contingency.

OTHER MATERIAL TERMS

Property purchased AS-IS under the standard agreement terms.

Possession delivered by 5:00 p.m. on the closing date.

Buyer rights are not assignable without the City’s prior written consent.

CITY PRESENTATION TAKEAWAY

Highest Tumwater offer. The inspection contingency is waived, but the offer still includes a broad 10-business-day suitability right and depends on private-money funds. Estimated price less requested buyer-agent compensation: $292,500, before other seller closing costs.

Prepared as a presentation summary only. The signed offer and attached addenda control.

OREGON CITY URBAN RENEWAL AGENCY

OFFER SUMMARY

214 Tumwater Drive, Oregon City, OR 97045

Buyer(s)	Brett T. Branch and Sandra L. Branch
Purchase Price	$250,000
Earnest Money	$3,000
Financing	Transaction is contingent upon Buyer obtaining a $250,000 Home Equity Loan or HELOC secured by Buyer's current property at 10812 S. Toliver Rd., Molalla, OR 97038. Buyer has 45 days from the Effective Date to obtain financing. If financing cannot be obtained within that period, Buyer may terminate by written notice and the earnest money is refundable in full.
Financing Documentation	Home Front Mortgage pre-approval for Brett True Branch: purchase price $250,000; loan amount up to $250,000; 100% financing; HELOC; 20-year term. Pre-approval expires November 8, 2026 and remains subject to final underwriting and other lender conditions.
Pre-Approval Timing	Buyer will provide a pre-approval or pre-qualified letter within 3 days of the Effective Date.
Suitability	10-business-day suitability contingency.
Inspection	10-business-day inspection contingency. Whole-home inspection including mold, radon, and sewer scope.
Escrow / Title	Crystal Spicher, Chicago Title of Oregon
Property Condition	Buyer is purchasing the property AS-IS.

CITY PRESENTATION TAKEAWAY

$250,000 offer with $3,000 earnest money. The purchase is dependent on the buyers obtaining a $250,000 HELOC secured by their current Molalla property, with a 45-day financing contingency. The buyers also retain 10-business-day suitability and inspection contingencies. A Home Front Mortgage pre-approval supports the proposed HELOC structure.

OREGON CITY URBAN RENEWAL AGENCY

OFFER SUMMARY

214 Tumwater Drive, Oregon City, OR 97045

Buyer	Property Max, LLC
Purchase Price	$285,000
Earnest Money	$5,000
Financing	All-cash transaction; buyer represents all funds are liquid. Verification of funds to be provided within 3 business days after the Effective Date.
Appraisal	No appraisal contingency
Inspection / Earnest Money Timing	10-business-day inspection contingency. Earnest money is to be deposited within the 10-business-day inspection period and is refundable during that time.
Closing	September 11, 2026
Possession	By 5:00 p.m. on the date of closing
Escrow	WFG - Tonya Pierce
Closing Costs / Agency	Buyer to cover all closing costs. No buyer-agent representation is identified in the agreement.
Offer Deadline	August 21, 2026 at 5:00 p.m.
Other Material Terms	Buyer is purchasing the property AS-IS. One or more members of the buying entity are licensed real estate agents in Oregon. Any personal property, fixtures, or other items remaining when possession transfers become Buyer's property and may be retained or disposed of by Buyer.

CITY PRESENTATION TAKEAWAY

$285,000 all-cash offer with $5,000 earnest money, a 10-business-day inspection period, and a September 11 closing. Buyer covers all closing costs. Earnest money remains refundable during the inspection period.

OFFER SUMMARY

214 Tumwater Drive | Right Price Investments Inc. LLC and/or Assigns

Purchase price	$160,000
Earnest money	$1,900; due within 10 business days after the effective date
Cash structure	All-cash contract using a hard-money loan
Appraisal	No appraisal contingency
Closing deadline	August 31, 2026
Escrow	WFG
Buyer-agent compensation	No seller-paid buyer-agent compensation entered
Offer deadline	July 31, 2026 at 5:00 p.m.

CONTINGENCIES AND DUE DILIGENCE

30-business-day suitability contingency.

30-business-day inspection contingency, including inspections deemed necessary by the on-site inspector/financier, lead-based testing, tank search and sewer scope.

Hard-money financier may perform an interior/exterior walk-through within 3-5 business days after mutual acceptance.

Funds verification is due within 5 days after the hard-money financier's inspection/walk-through.

OTHER MATERIAL TERMS

Additional provisions state the buyer will use the 30-day due-diligence period to evaluate zoning, permitting, future development and possible rehabilitation of the current home.

Buyer is named "and/or assigns." The standard agreement separately states assignment requires seller consent.

Property purchased AS-IS under the standard agreement terms.

CITY PRESENTATION TAKEAWAY

This offer is $140,000 below the competing Tumwater offer and carries the longest feasibility and inspection period. The later earnest-money deadline and hard-money walk-through/funding steps create additional transaction uncertainty.

Prepared as a presentation summary only. The signed offer and attached addenda control.

OREGON CITY URBAN RENEWAL AGENCY

OFFER SUMMARY

214 Tumwater Dr, Oregon City, OR 97045

Buyer	BEJJ Investments, LLC
Purchase Price	$200,000
Earnest Money	$0
Financing / Funds	All-cash transaction. Buyer represents that all funds are liquid, and verification of readily available funds is attached to the offer.
Appraisal	No appraisal contingency
Suitability	No suitability contingency selected
Inspections	Buyer waives both the inspection contingency and the right to have inspections.
Closing	On or before August 26, 2026
Possession	By 5:00 p.m. on the date of closing
Escrow / Title	Heather Lara / WFG
Seller Contributions	None stated
Offer Deadline	August 20, 2026 at 5:00 p.m.
Property Condition	Property is being purchased AS-IS.
Additional Provision	Buyer states its intention is to preserve the home and its history, remodel and restore the residence while maintaining its character, and continue its use as a single-family home rather than redeveloping the property.

CITY PRESENTATION TAKEAWAY

$200,000 all-cash offer from BEJJ Investments, LLC with no earnest money. Buyer represents all funds are liquid and has attached verification of funds. There is no appraisal contingency, no suitability contingency, and the buyer waives both inspections and the inspection contingency. No seller contributions are requested. Closing is on or before August 26, 2026, with possession by 5:00 p.m. on closing day. The buyer also states an intention to preserve and restore the existing home for continued single-family use rather than redevelopment.