

Date: May 5, 2025

For Office Use

Gresham-Barlow School District
Citizens Comments to the Board

Name: Thomas Eubanks Phone: _____

District Resident: ☒ Yes ☐ No

Group / Organization: Friends of Kelly Creek

Topic: Salquist Sale violates District Policy, State Law, and the Oregon Constitution

- Please submit this form with your written public comment to the board secretary, Sarah Avery, at avery4@gresham.k12.or.us by 4:00 p.m. the day of the meeting.
- The Board Chair, may require that a proposal, inquiry or request be submitted in writing, and reserves the right to refer the matter to the administration for action or study.
- Written comments may offer criticism of school operations and programs; however, the board will not review personal complaints concerning school personnel or against any person connected with the school system. If there is a legitimate complaint involving individuals, the chair will direct them to the appropriate means for board consideration and disposition.
- Please make sure to include your name for the record, whether you are a resident of the district, and the name of the group or organization you are representing, if applicable.
- Questions asked by the public will be referred to the superintendent for response at a later time.
- The board's regular business meetings are digitally recorded. They are also televised by MetroEast Community Media (www.metroeast.org) and Willamette Falls Media Center (www.wfmcstudios.org).

The board sincerely appreciates your interest in the Gresham-Barlow School District and thanks you for attending this meeting. ■

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February 22, 2022: Jordan Ely, CFO for the District, contacted Sue O'Halloran of KMO to represent the District for possible real estate transactions. He wrote: "While we are not ready to consider selling any properties, we realized that none of our properties have been appraised, which is necessary before even beginning potential conversations with our board."

November 4, 2022: Jordan Ely signed a Broker Consulting Agreement with KMO to enlist their services for 2 years.

January 11, 2023: Sue O'Halloran and Darren O'Halloran led a pre-application with the City for 80 single family homes.

January 31, 2023: Sue and Darren O'Halloran sent a letter to Jordan Ely recommending to "place the property on the market for sale at \$55,000 per lot..." and states: "Although the real estate market has slowed recently, there is interest

March 13, 2024: Sue and Darren O'Halloran attended the GBSD Board meeting where it is stated: "There has been a lot of interest in the Salquist property by developers as it is a desirable location for home development. An offer was received from a local developer, David Gray for the asking price of \$4,500,000.

May 28, 2024: Sue O'Halloran emailed the current Finance Officer for the District in response to a public records request about appraisals and offers on the property: "No there was not an appraisal [TRUE]. The School District applied for a pre-application conference with the City of Gresham to determine the capability and barriers to development on the site [FALSE]. The City determined that 80 lots could be developed on the site [FALSE]. ... Several local builders/developers were aware of the property due to the Pre-application with the city and requested they be made aware if the property became available[?]. The School Board gave that authority to our firm and we notified the interested parties [FALSE]. The Purchase and Sale Agreement that was accepted offered the highest price and best closing terms and was accepted by the School Board [?]"

August 27, 2024: The current Finance Officer forwarded the names of the six "interested parties" to me. He obtained the names from Sue O'Halloran in response to a request for those who KMO contacted after the pre-application. Two of the names were associated with HEX. Three of the other four denied being contacted.

February 28, 2025: In a response to the Oregon Real Estate Board regarding the matter, Ms. O'Halloran stated: "Following the email request for "appraisals" from the then Finance Director Jordan Ely, in a discussion with him it became clear that the District was considering the properties for a possible sale. ... The District did not request MAI appraisals, and did want to have our opinion on what the market value might be for each of the two parcels."

"In regard to the Complainant's comment in regard to land value, we can provide this inquiry from the selling brokers: On April 25, 2024, they inquired of Darren on whether a reduction in the sale price could be considered as the city required Hex Investment LLC to do a middle housing project which concerned Hex as possibly an inferior type housing product (possibly affecting end-product house price-points)."

"I did mis-state in a question relayed by Finance Director Dennis Clague from Complainant Mr. Eubanks in regard to the contacts made by Darren in the marketing of the property. We had a developer contact list to use and I assumed without confirming with Darren that he discussed the property with some of them. In conversing with Darren, following Mr. Eubank's complaint, he said he did not recall who he might have placed phone calls to at the time from our developer contact list."

1. The District did request an appraisal. No documentation has been produced showing they called off the appraisal. 2. The City never required HEX to build middle housing. 3. Though she stated at least three times there were multiple developers interested in the property, she can only provide documentation of contacting one, HEX.

The failure to obtain an appraisal and to allow competitive bidding, the failure to give proper notice and the failure to have the Board surplus the property are violations of State public land sales Title 25, Chapter 270, ORS 332.155, Oregon Constitution Article XI Section 9, "credit of the State" violation, the GBSD Policy DN.

Please check the box below and include a phone number if you would like to have someone contact you regarding the topic described above.

☒ I would like to have someone contact me regarding my questions/ concerns at:

_____ ☒ Cell ☐ Home ☐ Work
Phone Number

Mornings, I would like to speak re: this letter at the
The best time to reach me: _____ meeting