



Prepared for: North Bend School District Board of Directors
Prepared by: Tim Crider, Interim Superintendent
Meeting Date: November 13, 2025

Bonneville Power Administration

ACTION REQUIRED

Authorization to Sell Property: Viking Lane Parcel

Background

On September 18, 2025, representatives from Bonneville Power Administration (BPA) presented a proposal to partition and purchase 10.10 acres from the 68.94-acre North Bay Elementary parcel (Tax Lot 24S13W11900). Legal description: A portion of the NW1/4SE1/4 and part of the NE1/4SE1/4 of Section 11, Township 24 South, Range 13 West, Willamette Meridian, Coos County, Oregon, as described on Exhibits A and C, and as shown on Exhibits B and D. (Affects Tax Account No. 165804.)

The proposed purchase price was \$671,640.00. After reviewing the terms of the agreement in executive session on October 2, 2025, the Board identified several requested revisions to the terms of sale:

- Increase the sale price to \$695,000.00
- Add a trail system on or adjacent to district property
- Establish a road maintenance agreement
- Restrict construction vehicle access during school drop-off and pick-up times
- Require BPA to pay all fees associated with partitioning the property from the district parcel
- During the design phase, include landscaping and lighting measures that minimize visual and light impacts from Viking Lane

A counteroffer incorporating these items was presented to BPA. During subsequent discussions, BPA expressed concern about constructing a trail system on district-owned property, though the concept of funding such a system, reflected in an adjusted purchase price, was discussed.

Accordingly, the district submitted a counteroffer of \$710,000.00, which included the above conditions.

Motion Requested

Approve the sale of the 10.10 acre parcel located on Viking Lane which is no longer needed for school purposes, and delegate the authority to negotiate the remaining terms and finalize the sale to the Superintendent.

Recommended Motion

"I move that the Board of Education authorize the Superintendent to negotiate the remaining terms, finalize, and execute the sale, with the approval of the Board Chair, of the district-owned 10.10 acres of real property identified as Tax Lot 24S13W11900 to Bonneville Power Administration, consistent with applicable state laws. The Superintendent shall report final sale terms to the Board upon completion of the transaction."