



City of Toledo
Toledo, Oregon

October 4, 2017

For Immediate Release:

Toledo, Oregon – City finalizes purchase of Public Safety Building to house the Toledo Police Department

The City of Toledo has finalized the purchase the former Columbia Bank Building located at 222 NE Highway 20 in Toledo Oregon.

The City and seller Columbia Bank closed the transaction on Wednesday September 25, 2017. The City had entered into a purchase and sale agreement in April 2017 to acquire the 10,000 square foot building that formerly housed Columbia Bank.

According to the terms of the sale which are now disclosable, the City purchased the property for \$200,000.00 plus closing costs. The property is valued at \$823,260.00 according to the Lincoln County Assessor's 2016 assessment records and includes four separate parcels comprising the building and parking lots. The closing of the sale culminates a lengthy process of the City's consideration of this property dating back to 2012, when it was identified as a possible location for City Hall and Police Services. . The closing of the sale on the property is the culmination of a lengthy process of on again of again considerations by the City for obtaining this property that began in 2012, when a City adopted facilities improvement plan identified the possibility of acquiring this building and repurposing it for City use as a combination Police and City Hall facility "The proposed use of the facility is to eventually house the Toledo Police Department and 911 Dispatch Center", stated Toledo City Manager Craig Martin. "City Hall functions and services are scheduled to remain at the current City Hall location", Martin continued. "Given the space needs of the Police Department now and into the future, combining both functions (City Hall and Police) was not feasible space wise" Martin said. "Developing a Public Service Building of this scope needs to include the ability for expansion of the services it houses over a 20 -30 year life span", Martin continued. Placing both City Hall and Police Services in the single building would effectively use all the available space for future expansion" Martin stated.

Estimated costs for the renovation and seismic upgrades to the building and grounds are projected to be \$2.4 – 3.1 M, according to estimates provided by Scott Edwards Architecture, the firm retained by the City to assess the feasibility of repurposing the building for Public Safety purposes. "Police and Dispatch facilities are required to be constructed and/or remodeled to a higher standard as a Category IV Essential Facility under State of Oregon Structural Code requirements", said Martin. "Even though this facility will require structural upgrades and remodeling, the costs are estimated to be significantly less than building new from the ground up", Martin said. Costs for renovation are estimated to be between \$100 – \$250/square foot depending on the areas being renovated, with the higher cost for the more secure areas of the building. Cost for new construction of a similar facility is estimated at \$350 – \$400/square foot, plus property acquisition costs, according to information provided by Scott Edwards Architecture.

"The City has funds it has saved over time in its Building and Property Reserve Fund to purchase the building, however additional funding will need to be secured in the future to perform the structural upgrades and remodeling of the facility before the Police department and 911 dispatch can move into their new location" stated Mayor Billie Jo Smith. "Even though the City does not have the funds now to complete the renovation, the price of the building, renovation costs and the location of the property were significant factors considered by the City in making this decision", stated Mayor Smith. "There are limited developable properties of this size and the central location in Toledo that could accommodate this

type of emergency services function”, continued Mayor Smith. “The location of the building and property well above both the flood plain and Tsunami Inundation zones were additional factors supportive of the acquisition of this property”, the Mayor stated.

The City will be looking for funding options including eligible grants from the State and Federal Agencies to assist with the renovations of the facility. Given the City’s limited funding to complete the project, the timing of the purchase of the facility has raised some eyebrows within the Community and City Government, given the City’s need to make long overdue improvements in its sewer and water systems.

“Timing and funding are always key factors in an expenditure and financial commitment of this magnitude for a community the size of Toledo” stated City Manager Craig Martin. “However the City’s opportunity to secure this property and hold it for future development was an opportunity the City could not overlook”, Martin said.

Toledo Chief of Police Dave Enyeart stated he is “greatly appreciative to the Toledo City Council in this difficult financial decision. The guarantee that the Toledo Public Safety Building is available during a crisis or disaster is key to the success of the City’s emergency services supporting the citizens of Toledo”.

The current facility housing the Police Department was acquired by the City in 2001, and was intended to be temporary location for the Police Department given its location in the 100 Year Flood Plain as well as the Tsunami inundation Zone. Additionally in the 15 years since moving into the facility, The Police Department has developed additional space needs primarily for the proper handling and storage of evidence as well as the safe proper processing of persons arrested and or detained before being processed through the local facility. The 2012 Facilities plan also identified the need for additional space to accommodate the Police Department functions.

For further information please contact:

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