

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-20-10-03H

In the Matter of Authorizing Purchase and
Financing of a 5-acre property at 51209 Blue
River Drive, Vida Oregon

WHEREAS, Housing Authority and Community Services Agency of Lane County doing business as Home for Good Housing Agency (the "Authority") is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the ORS 456.055 to 456.235 (the "Housing Authorities Law"); and

WHEREAS, a purpose of the Authority under the Housing Authorities Law is to construct, acquire, manage, and operate affordable housing for persons of lower income; and

WHEREAS, the Authority has been involved in rebuilding efforts for areas impacted by the Holiday Farm Wildfire along the McKenzie River; and

WHEREAS, the property included a single family dwelling that was destroyed in the Holiday Farm Wildfire; and

WHEREAS, the KemWood Acquisition Company LLC will assign the Authority a previously entered into Purchase and Sale Agreement with the Gregory Thorne dated September 9, 2021 (the "PSA") for the purchase price of **\$288,000**; and

WHEREAS, the Authority intends to partition or sub-divide the property to provide both short-term and long-term affordable housing; and

WHEREAS, the terms of the proposed purchase of the property are acceptable; and

WHEREAS, as part of the financing for the purchase of 51209 Blue River Drive, Vida Oregon the Authority intends to borrow from Banner Bank (the "Bank") up to **\$288,000** (which amount may be increased or decreased subject to further underwriting) to be secured by a lien on the Property (the "Land Loan");

NOW IT IS THEREFORE ORDERED THAT:

1. Authorize Acquisition of the Property at 51209 Blue River Drive.

BE IT RESOLVED, that the Authority is authorized to acquire 51209 Blue River Drive, Vida Oregon on the terms and conditions set forth in the PSA and to execute any and all documents necessary to such purchase, all in the form approved by any Authorized

Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

2. Authorize Land Loan and/or Grant from State of Oregon Wildfire Acquisition Fund

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as reasonably may be required in connection with the closing of the Land Loan and/or Grant all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

3. Authorize Land Loan from Bank.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as reasonably may be required in connection with the closing of the Land Loan all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

4. Authorized Representatives.

BE IT RESOLVED that the following identified persons shall be the Authorized Representatives as that term is used in these Resolutions and authorized, empowered, and directed to perform the actions authorized herein on behalf of the Authority:

Jacob Fox, Executive Director
Jeffery Bridgens, Finance Director
Elzbieta Kubok, Communications Director

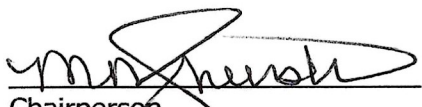
5. General Resolutions Authorizing and Ratifying Other Actions.

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute, and deliver on behalf of the Authority such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document, or certification has heretofore been taken, executed, delivered, or performed by an Authorized Representative named in these Resolutions on behalf of the Authority and in furtherance of the Project, the same is hereby ratified and affirmed.

Done and dated this 20 day of October, 2021.

BOARD OF COMMISSIONERS


Chairperson