

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

ORDER 21-20-10-04H

In the Matter of Authorizing Purchase and
Financing of property at 52511 McKenzie
River Highway, Blue River Oregon known as
Lazy Days Mobile Home and RV Park

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, Lazy Days Mobile Home and RV Park ("Lazy Days Park") located at 52511 McKenzie River Highway, Blue River Oregon which provided affordable housing near the McKenzie River was completely destroyed in the Holiday Farm Wildfire in September of 2020.

WHEREAS, the Authority intends to rebuild Lazy Days Park to provide both short term and long term affordable housing for residents displaced by the Holiday Farm Fire; and

WHEREAS, the Authority has previously entered into a Purchase and Sale Agreement with M&M Land and Cattle Company, LLC dated February 9, 2021 (the "PSA") pursuant to which the Authority intends to buy the Lazy Days Park for a price of **\$703,800**; and

WHEREAS, the terms of the proposed purchase of the Lazy Days Park are acceptable; and

WHEREAS, as part of the financing for the purchase of the Lazy Days Park Property, the Authority intends to borrow from Community Lending Works ("CLW") up to **\$600,000** (which amount may be increased or decreased subject to further underwriting and negotiation) to be secured by a lien on the property (the "Land Loan").

NOW IT IS THEREFORE ORDERED THAT:

1. Authorize Acquisition of Lazy Days Property.

BE IT RESOLVED, that the Authority is authorized to acquire the Lazy Days Park on the terms and conditions set forth in the Purchase and Sale Agreement 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 from Community Lending Works.

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).

3. 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

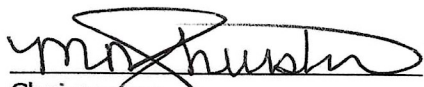
4. General Resolutions Authorizing and Ratifying Other Actions.

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