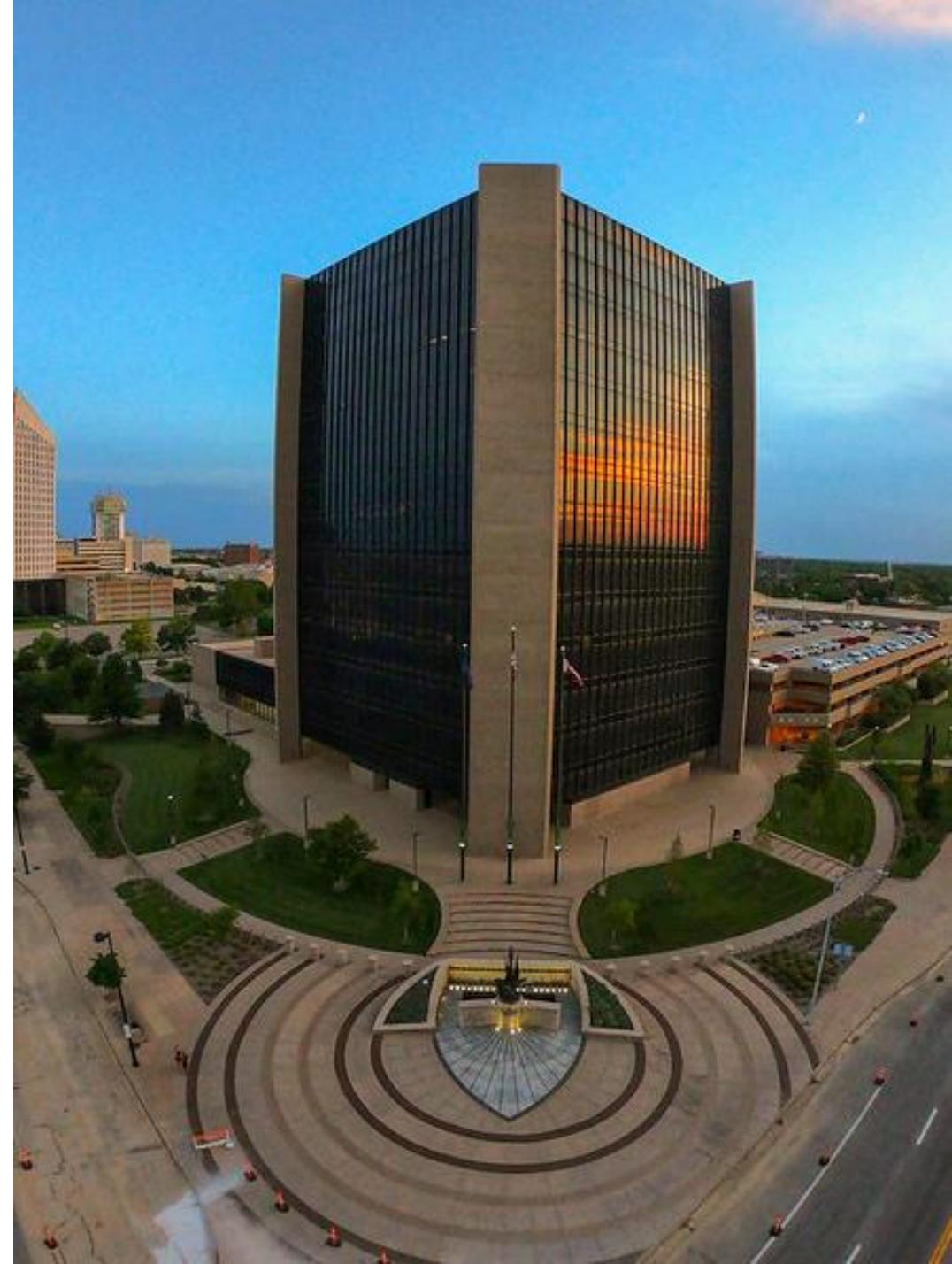


Sale of City- Owned Property East of 740 West 2nd Street



City Manager's Office/Office
of Property Management

June 9, 2020



Background



- The City has received an offer from the owner of the adjacent property at 740 W. 2nd Street to purchase part of the City-owned parcel at 2nd and McLean and to lease the remainder.
- The parcel was acquired in the mid-1990's as part of the project to realign McLean Boulevard.



Background



- The site is 46,400 s.f. in size. It has no access to the adjacent streets.
- The property is undeveloped and is bermed on all sides.



Background



Analysis



- The developer has offered \$101,500 (\$4.15/s.f.) for 24,450 s.f. of the site. This offer is based on a 3rd party appraisal.
- The developer will lease the remainder of the site for \$500 per year for five years and will be responsible for all maintenance.



Analysis



- The developer is in negotiations with a user for 740 W. 2nd. The sale is conditioned on the developer having a user under contract.
- The site is located in an Urban Renewal District therefore the City will publish a notice seeking other offers for the site.



Financial Considerations



- The City will receive cash consideration of the sale of the parcel.
- The parcel will return to the tax rolls and the City will be relieved of future maintenance obligations.



Recommended Action



- It is recommended that the City Council approve the agreement and lease, authorize the publication of the Urban Renewal Notice and authorize the necessary signatures.



Sale of City- Owned Property East of 740 West 2nd Street



City Manager's Office/Office
of Property Management

