

## FACTSHEET

**Instructions:** If a question does not apply, **DO NOT DELETE IT**, just put "NA". Please try to keep it to **ONE** page only. Submit **one original**, with your Request Form, to City Clerk.

**TITLE:** Sale of City-owned property located at the intersection of Superior Street & Lewis Avenue

**BOARD/COMMITTEE:** None

**APPLICANT:** Urban Development Department

**RECOMMENDATION:** For

**STAFF RECOMMENDATION:** For

**OTHER DEPARTMENTS AFFECTED:** Public Works

**SPONSOR:** Urban Development

**OPPONENTS:**

**REASON FOR LEGISLATION:**

Article II, Section 2 of the City Charter provides that the sale of any real estate having a value in excess of \$10,000 must be authorized by City Council ordinance.

**DISCUSSION / FINDINGS OF FACT:**

The City of Lincoln owns five lots legally described as Lots 1-4 and Lot 14, Block 1, North Park Subdivision located at the intersection of Superior Street and Lewis Avenue. The lots were donated to the City in 1969 for a future library site. After it was decided this location would not work as a library site and Lincoln Public Schools no longer was interested in the site for expansion of Goodrich Middle School, it was decided the properties could be declared surplus and sold. The lots have been advertised for sale on the City's surplus property website and "for sale" signs were posted on the property. There are challenges in developing the properties as five single family lots because ROW and access will be retained along Superior Street which will landlock Lot 14. There is an existing 24" storm sewer that runs down the west end of Lots 1-4, and an easement will need to be retained. There are also covenants that restrict anything other than single family homes unless a majority of the owners in the 14 lot subdivision agree to release this restriction. These limitations have some effect on the value of the lots, and the City is also not interested in selling them individually and desires to sell as a group.

After much research on the properties by Marcus Tooze, Manager of C Street, LLC, he has presented the City with an offer of \$62,400 to purchase all five lots. Because of the challenges of redeveloping the properties, we feel that his offer is fair and equitable and we support his preliminary plans for redevelopment of the lots. Last summer, the City had received an offer for the properties in a higher amount but the potential buyer was unable to close the deal because of the redevelopment challenges.

The sale of the property will put money into the City's Advanced Land Acquisition fund, put the property back on the tax rolls, and relieve the City of taxes, mowing and maintenance issues related to the property. For these reasons, we recommend approval of the sale.

**POLICY OR PROGRAM CHANGE:**    \_\_\_ Yes    X No

**OPERATIONAL IMPACT ASSESSMENT:**    N/A

**COST OF TOTAL PROJECT:**    N/A

**RELATED ANNUAL OPERATING COSTS:**    \$2,216.18 - real estate taxes;

**SOURCE OF FUNDS:**    Advanced Land Acquisition

**CITY:**    N/A

**NON-CITY:**    N/A

**FACTSHEET PREPARED BY:**    Michelle Backemeyer

**DATE:**    February 8, 2016

**REVIEWED BY:**    Dave Landis, Steve Werthmann

**DATE:**    February 9, 2016