

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 801 S. 27th Street

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 the lot legally described as Lot 1, Block 1, Houtz Place located at the southwest corner of 27th and Randolph Streets or more commonly known as 801 S. 27th Street. The lot was originally acquired in 1974 in preparation of the widening of South 27th Street. Once the street was widened, the City turned the remaining portion of the lot into public parking for the nearby businesses. After receiving interest from a private individual wanting to purchase the lot, the property was declared surplus in July of 2015 under Ordinance No. 20213. Stipulations with declaring the property surplus included neighborhood support and no opposition by the businesses in the area for the loss of the public parking lot. The City also stipulated that it only be sold to an adjacent property owner to be used in a redevelopment plan; otherwise, the City was not interested in selling the lot and it would have remained as a parking lot. Mr. Jeff Barclay, owner of the adjacent property, made an offer to purchase the lot. His plans include a drive-thru restaurant with possible living/office space on the 2nd floor. Mr. Barclay's offer of \$11,000 for the lot also has requirements made by the City that include removal and replacement of the sidewalk adjacent to 27th Street, sod or seeding of the new green space areas adjacent to the new sidewalk, removal and replacement of trees along both 27th and Randolph Streets and he is to provide a landscape screen to buffer the drive-thru from the new sidewalk along 27th Street. The City is requiring a \$5,000 performance bond to ensure these improvements are completed.

The City and the neighborhood support his redevelopment plans, and feel his offer is fair because the City is requiring him to make special improvements to the property. The sale of the property will put money into the City's Advanced Land Acquisition fund, put the property back on the tax rolls, relieve the City of maintenance issues and will be an improvement to the neighborhood. 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:

SOURCE OF FUNDS: Advanced Land Acquisition

CITY: N/A

NON-CITY: N/A

FACTSHEET PREPARED BY: Michelle Backemeyer

DATE: August 9, 2016

REVIEWED BY: Dave Landis, Steve Werthmann

DATE: August 10, 2016