

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: 2005-0043 – Sale of Meadowfield Property
Date: **January 10, 2005**
Prepared By: Ed Anzek, Director of Planning and Development, ext. 2572
City File No: N/A

Meeting Date: January 19, 2005

PURPOSE:

To consider accepting one of two Purchase Agreements submitted to the City for the sale of property known as the Meadowfield property (15-22-226-016) located on the north side of Meadowfield Drive, west of Rochester Road.

DISCUSSION:

Copies of the two purchase Agreements have been provided to Council previously under separate cover. A detailed report and analysis of the two offers is provided as an attachment to this Agenda item. In summary the City received two Purchase Agreements in December. These Agreements were offered for the 9.5-acre parcel the City owns on Meadowfield Dr. The City purchased this parcel in August, 2001 as a site for the Older Person's Commission's new facility. The OPC facility was ultimately built on Letica Drive in Rochester. The City has not been marketing this parcel as surplus property. These two offers were submitted on the sole initiative of the two parties. Discussions with staff were held but the decision to accept any such offer clearly rests with the City Council.

The Lombardo Companies' offer includes the deeding of about 9.5 acres of land north of and contiguous to the Eugene Nowicki Park located on Adams Road in Section 8 of the City. This land "swap" is offered as partial compensation. The W. G. Gilbert, Inc. offer is a cash offer.

When the potential to do a land swap was first posed to the City, the Mayor insisted an appraisal be conducted of both properties to determine fair market value before any further discussions could take place. The summary of that appraisal is included. It must also be noted that the appraisal was conducted at the expense of the Lombardo Companies; the ones proposing the land swap. However, the City selected the firm and maintained the only point of contact with the Appraisal firm of Frohm & Widmer. A full copy of the Appraisal is available in the Clerk's Office, Purchasing Department, and the Department of Planning and Development.

The Mayor established a Committee to evaluate the two Purchase Agreements. The Committee included, John Staran, City Attorney; Kurt Dawson, City Treasurer and Assessor; Mike Hartner, Parks and Forestry Director; Jean Farris, Supervisor of Purchasing, and myself. Our report is attached.

FISCAL INFORMATION:

Based on the following recommendation there was no significant analysis done. Both proposals do have merit but until the unacceptable terms and conditions are resolved the ultimate proceeds/costs from this sale cannot be determined.

RECOMMENDATION:

The Committee that reviewed and evaluated the two proposals recommend that both be **REJECTED** due to the fact that both Purchase Agreements contain terms and conditions that are unacceptable to the City or bind the City to certain approvals that cannot be adequately evaluated at this time.

ATTACHMENTS:

Potential Sale/Purchase: Meadowfield Property/AdamsApple Site Report

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA