



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2005-0479

TO: Mayor and City Council Members
FROM: Ed Anzek, Planning & Development Department, ext. 2572
DATE: June 26, 2005
SUBJECT: Sale of 1700 Hamlin Rd. Building

REQUEST:

To enter into a Purchase Agreement for the sale of the 1700 W. Hamlin Road property.

BACKGROUND:

The City has been marketing the 1700 W. Hamlin property for sale since August of 2003. The City acquired the property, which consists of 1.45 acres and a two-story 11,000-square-foot office building, in 1999 for \$1,040,940. The estimated present day value of the building, after inflation, is \$1,149,282.87.

The City has received four written offers to acquire the building and property. They are detailed below:

<u>Company</u>	<u>Offer</u>	<u>Intended Use</u>	<u>Other</u>
Dr. Anil Kumar	\$1,350,000	Medical office	Donate ROW to City for Hamlin Boulevard Parking may be a concern
Employees Only	\$1,312,000	Office	Donate ROW to City For Hamlin Boulevard Will add 6 parking spaces
K & L Technologies	\$1,310,000	Office and R & D	Other tenants will include: Legacy Metals, Inc. Roof-Lok, Inc. AKCSBCM (Association) Lee Technologies, Inc. CPA Associates Deed Hamlin ROW at closing
Rochester Place Properties	\$1,075,000	Office	Purchase would include additional land behind the existing building totaling .3 acres

If Council agrees to sell 1700 W. Hamlin to the high bidder, the City will realize a profit of \$309,060. The sale price also equates to \$122/sq.-ft. By comparison, the former courthouse on Barclay Circle, which was in better condition at the time of sale, sold for \$107/sq.-ft. In addition, the ROW needed for the Hamlin Road Boulevard will be deeded to the City at no cost.

RECOMMENDATION:

None.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		