



Legislation Text

File #: ID 15-0169, **Version:** 1

Resolution Authorizing the Sale of Surplus Property Located at 505-511 Air Harbor Road and a Land Exchange Located at 503 Air Harbor Road

Department: Engineering & Inspections
Council District: 3

Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

Council approval is requested for the sale of a portion of city property and the acquisition of an adjacent portion of property at 505-511 Air Harbor Road. City Council approval is requested to proceed with these transactions.

BACKGROUND:

Frank R. Mellon, Jr., the owner of property at 503 Air Harbor Road, which adjoins a City lot at 505-511 Air Harbor Road, approached the City about purchasing a portion of the property currently owned by the Water Resources Department. The Mellon property at 503 Air Harbor Road, parcel #0137428, is divided by Air Harbor Road. As part of the sales transaction, Mellon will transfer the portion of his lot that is located on the north side of the street to the City that is adjacent to a Water Resources reservoir. The Mellon land to be transferred to the City was recently valued by Gayle E. Cumbus, an independent appraiser, at \$5,000. The portion of City land being sold was valued by the same appraiser at \$8,000. Staff review of comparable land tax values in the area valued this portion at \$13,000. After negotiations, the City agreed to sell this property for the total of \$8,000 plus the Mellon land north of Air Harbor Road.

The subject City property (parcel #0089337) was acquired in 1955 for the purpose of a “Raw Water Chlorination Project”. The total property area is 5.29 acres and is zoned R-3, Residential. The total area of the property to be sold to Mellon is approximately 23,087 Sq Ft., (0.53 acre). It was determined that there is no municipal need for this portion of property. The area being transferred to the City is approximately 12,633 Sq. Ft., (0.29 acre) and will be zoned PI, Public Institutional.

The sale is in accordance with Section 4:124 of the City Code of Ordinances, “Sale or Exchange of Excess Property”. The accepted sales price surpasses the Department’s policy requiring sales prices to be at least 90% of the appraised value of properties.

BUDGET IMPACT: The proceeds of this sale, approximately \$8,000 after closing costs, will be deposited in the Water Resources General Fund, Account #502-0000-00.8616. The land received will be available for Water

Resources use.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspections Department recommends that City Council approve and authorize this sale of surplus property at 505-511 Air Harbor Road and the acceptance of land at 503 Air Harbor Road.