

SUBMITTED BY: Xenia Gonzalez, Neighborhood Resources & Grants Director

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Strengthen Trade and Commerce

**ORGANIZATIONAL
IMPROVEMENTS:**

SUBJECT: **FIRST READING OF ORDINANCE NO. 25-1218**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the **ABANDONMENT WITHOUT COMPENSATION** of a portion of the city right-of-way located on **EAST 16TH STREET**, as legally described in exhibit A, to BW Gas & Convenience Real Estate, LLC, pursuant to abandonment agreement entered into by the parties; establishing severability of components of ordinance; and establishing an effective date thereof.

EXECUTIVE SUMMARY:

The City of Douglas has been in communication with Christine Sveum, owner's representative of BW Gas & Convenience Real Estate, LLC, for approximately three months discussing the owner's interest in obtaining by way of abandonment a portion of East 16th Street, to combine with the adjacent parcels mentioned, for the development of a gasoline station and convenience store.

BACKGROUND:

Staff met with Ms. Christine Sveum, representative for the interested party, several times to provide zoning verification letters for the adjacent parcels, to gather information for the city's development review team and to answer questions the owner/owner's representative have in regards to the development.

It is desirable to encourage new commercial development within the City of Douglas, as per the 2024 General Plan Update. The City Council has an interest in abandoning the portion of right-of-way that BW Gas & Convenience Real Estate, LLC is looking to develop.

An Abandonment Agreement has been prepared by our legal counsel and reviewed by owner's legal counsel, which will be included as part of the Ordinance and executed at Ordinance approval.

The agreement states that within 18 months after acquiring title of the abandoned property, the owner must begin construction. If owner fails on this term, the owner must rededicate the parcel to the city or purchase it at a cost of \$10,000.00.

The section of abandonment includes a section of 16th Street that is underutilized. All access to traffic remains available through several options on H Avenue, 17th Street and Sulphur Springs Rd. Access will remain available to adjacent property owners and alley where utilities run will also remain in ownership of the city.

DISCUSSION:

Staff recommend approval.

FISCAL IMPACT:

None.

Fiscal Year: 2025/2026

Amount Requested: N/A

Budgeted: N/A

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE PLACEMENT OF ORDINANCE NO. 25-1218 BY NUMBER AND TITLE ONLY.”

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE FIRST READING OF ORDINANCE NO. 25-1218 AND TO PLACE IT ON SECOND READING BY NUMBER AND TITLE ONLY.”