



**MEETING TYPE  
STAFF REPORT**

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<b>Agenda Date:</b> 9/23/24	<b>Eric Buckman, City Manager:</b>	Eric Buckman
<b>Department:</b> Community Dev.	<b>Department Head Name:</b>	Renée Barron
<b>Presenter:</b> Renée/Eric	<b>Kim Berry, City Clerk:</b>	

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**This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.**

**AGENDA ITEM TITLE:** Sale of Land 8 Robert Hupy Drive

Daryl Lawrence has proposed to purchase the last lot we own on Robert Hupy Drive for \$38,000. This lot is 2.4 acres. Janice Frizzel, City Assessor placed a value on the property at \$33,000. Mr. Lawrence is the owner of Choice Propane, and his offer came in at \$15,833 an acre. They would like to have a satellite tank plant in Gladstone as many of the customers they serve are in or near our City. He has provided a site plan and a letter of proposal, and they are attached. Future development could contain more or larger tanks and a small satellite office building.

The EDC met on 9/10/24 to review the proposal. The EDC approved a counteroffer of \$50,000 due to the lack of job creation and taxes/utilities that this proposal would bring in for the City, the highway frontage of the property and other appraisals that have been done in the industrial park.

Mr. Lawrence accepted the counteroffer on 9/13/24 of \$50,000.

**BACKGROUND:**

**FISCAL EFFECT:** \$50,000

**SUPPORTING DOCUMENTATION:**

- Proposal Letter from Mr. Lawrence
- Site Plan
- Site Plan W Satellite Image
- Sketch of Property
- Tax Card
- Purchase Agreement

**RECOMMENDATION:**

Recommend sale of 8 Robert Hupy Drive to City Commission for \$50,000 to Choice Propane, LLC and approve Mayor and Clerk to sign Purchase Agreement.