



MEETING TYPE
STAFF REPORT

Agenda Date: 08-08-2023	Eric Buckman, City Manager: _____
Department: EDC	Department Head Name: _____
Presenter: Eric Buckman	Kim Berry, City Clerk: _____

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:

Mr. Bob Bosk Proposal

BACKGROUND:

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

Maps and site plans

RECOMMENDATION:

Eric Buckman

From: Bob Bosk <boskbob@gmail.com>
Sent: Thursday, July 27, 2023 12:35 PM
To: Renée Barron
Cc: Eric Buckman
Subject: Re: Property purchase

Ok, thanks.

On Thu, Jul 27, 2023 at 10:40 AM Renée Barron <rbarron@gladstonemi.gov> wrote:

I just got that direction today and am setting up the appraisal so as soon as I know I will let you know.

From: Bob Bosk <boskbob@gmail.com>
Sent: Thursday, July 27, 2023 10:38 AM
To: Renée Barron <rbarron@gladstonemi.gov>
Subject: Re: Property purchase

How soon ?

Bob

On Thu, Jul 27, 2023 at 10:34 AM Renée Barron <rbarron@gladstonemi.gov> wrote:

Hi Bob,

We haven't forgotten about your proposal regarding this property but we have decided to get an appraisal of the property. In recent years the value of properties have changed so drastically that it is impossible for us to know what the current value is. When we sell property undervalued it hurts the city's and the DDA's tax base substantially. We aren't saying that the offer is too low we are just saying we aren't confident that we can tell the EDC and the City Commission what a fair price. Once we have an appraisal completed we will get back to you. We are hoping to have it ready for the next EDC meeting.

From: Bob Bosk <boskbob@gmail.com>

Sent: Thursday, July 13, 2023 7:10 AM

To: Eric Buckman <ebuckman@gladstonemi.gov>; Renée Barron <rbarron@gladstonemi.gov>

Subject: Property purchase

I am requesting to buy a piece of property located in Gladstone Industrial Park. The property is 2.263 acres, located at 699 Clark Drive East (see attached map). The building will be used as office and storage for our company BPR, LLC, a business property leasing company. The building will be a completely finished pole building with insulation, heat, water, bathroom, etc. Approximately 50'x100'x12'. Based on the property prices you have provided me for parcels in the Industrial Park and the fact that I will have to pay to bring a gas line down that road, I am offering \$10,000.00 for the parcel. I would also like to extend your 18 month build time to 24 months due to the extreme problems of getting on a contractor's schedule and long wait for some materials these days. Also sand temporarily stored on property needs to be removed.

Building location on property (attached)

Basic drawing of building (attached) waiting for final drawing from provider.

Please do what you can to expedite this process.

Thank you,

A. Robert Bosk

BPR, LLC

boskbob@gmail.com



-87.052 45.863 Degrees

300ft

Gladstone, MI

Gladstone Public Parcels



Search bar with a magnifying glass icon on the left.





Map of Clark Drive
600ft

↑ Clark Drive

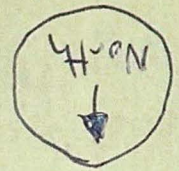
↓ Sjogquist Drive

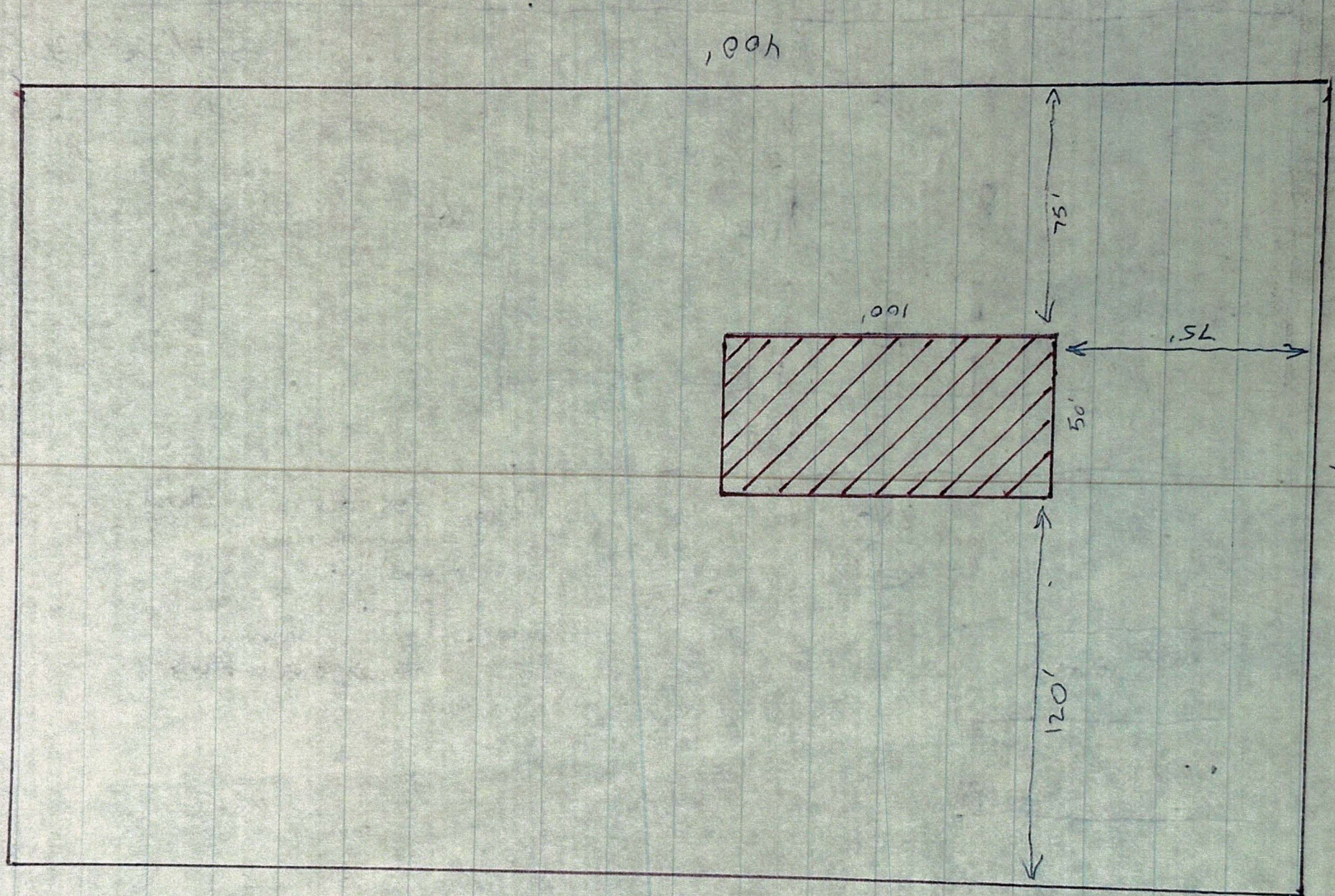
← Clark Drive east

← Property

699 Clark Drive
east

A 3322





400'

100'

75'

75'

50'

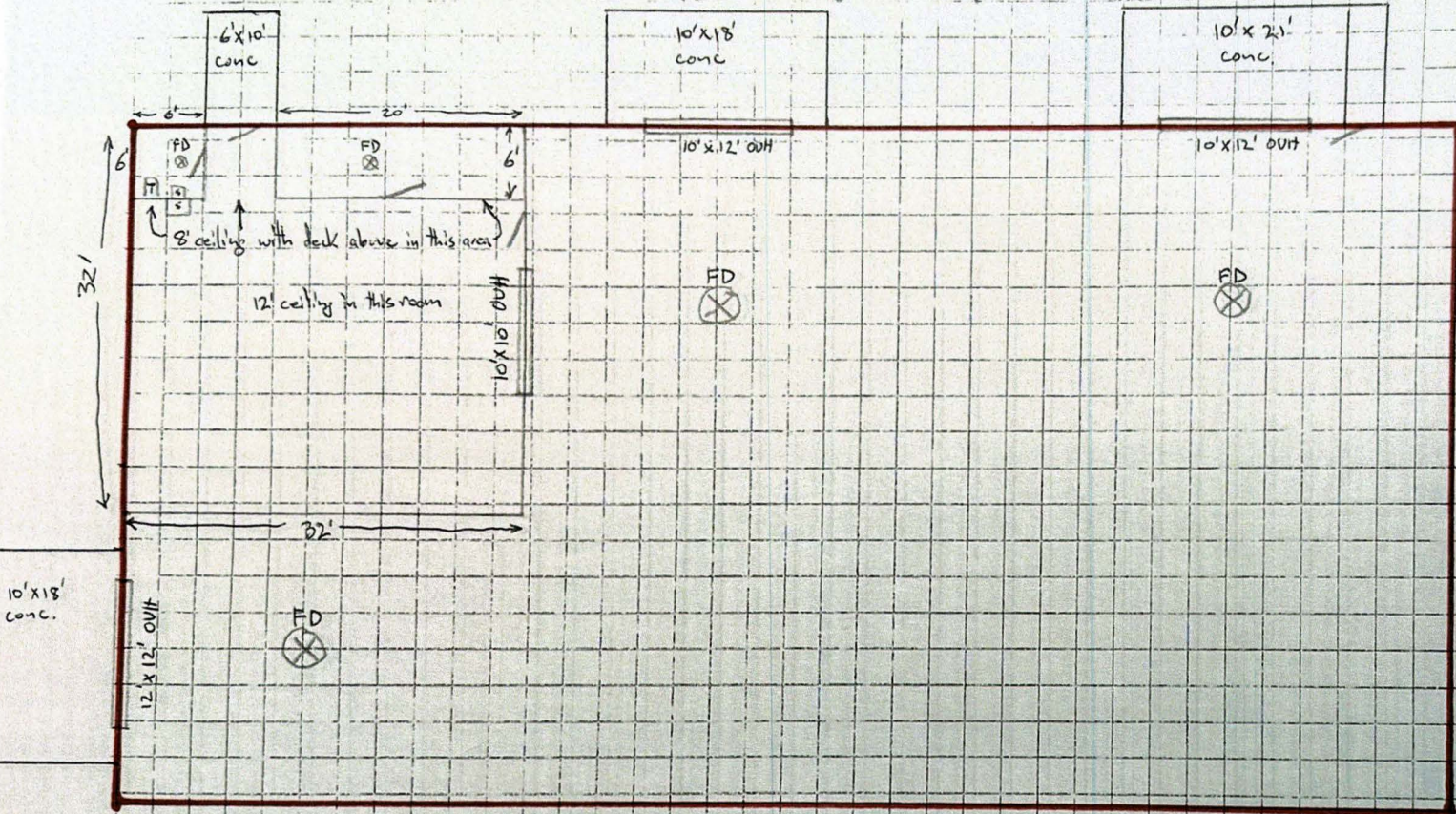
120'

245'

N

each sq. = 3 feet

56' x 108' 12' sidewalk



exterior metal - roof white
- walls grey
- eaves white

2' eaves all around
(2) ext. main doors
(3) OVI doors w/ openers
(1) OVI door with OVI space
all concrete 4" thick
with mesh

Interior metal white
walls + ceiling insulated
liner panel walls + ceiling

Electrical - (9) OVI warehouse lites
- outlets around the perim
- (5) door opener outlets
- (4) ext door lites
- bathroom lites / vent + outlets
- wood room (4) OVI lites and
perimeter outlets
- paint room - (2) OVI lites and
perimeter outlets and
elect. panels
(3) 220V outlets

- Furnace for interior rooms
- heat for warehouse
- hot water heater
- all Natural gas
- toilet + (2) sinks
- city water + sewer + electric