

STAFF REPORT REGULAR MEETING

AGENDA DATE: September 19, 2023

DEPARTMENT: Community Sustainability

TITLE:

Consideration of an Unsolicited Offer to Purchase the City Owned, Vacant Lot at 1112 18th Avenue North

SUMMARY:

Vincent Davis of Davis Auto Repair, owner of the adjacent parcel to the east, submitted an unsolicited offer to purchase the City's vacant lot located at 1112 18th Avenue North in order to consolidate it with his existing property at 1801 North Dixie Highway.

BACKGROUND AND JUSTIFICATION:

The City's Code of Ordinances allows for the submission of unsolicited proposals, contracts and/or offers for purchase of City property. The Code stipulates that the minimum purchase price must net to the City no less than the appraised value of the property or the current market value of the property as shown on the Property Appraiser's website (PAPA). The property in question has a market value of \$32,134 as of August 9, 2023 on PAPA, which is slightly less than the \$35,000 value provided through an appraisal dated September 9, 2022, which is attached.

On Wednesday, August 9, 2023, Mr. Vincent Davis, representing Davis Auto repair, submitted a signed Vacant Land Contract to the City to purchase 1112 18th Avenue North for an acceptable, minimum purchase price of \$35,000. A non-refundable, good faith deposit of \$1,000 was provided in the form of a check. The proposed contract provides that all costs associated with the purchase will be borne by the buyer, and the City will net the minimum \$35,000. Should the purchase be approved, the property shall be required to be unified with the adjacent parcel at 1112 18th Avenue North as well as include recorded any required utility easements to ensure protection of the City's infrastructure on the parcel.

MOTION:

Move to approve/disapprove Vacant Land Contract for the purchase of the City owned, vacant, unbuildable lot at 1112 18th Avenue North.

ATTACHMENT(S):

Fiscal Impact Analysis
Signed Vacant Land Contract
Check Receipt
Appraisal

FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Inflows					
Current Appropriation	0	0	0	0	0
Program Income	\$35,000	0	0	0	0
Grants	0	0	0	0	0
In Kind	0	0	0	0	0
Outflows					
Current Appropriation	0	0	0	0	0
Operating	0	0	0	0	0
Capital	0	0	0	0	0
Net Fiscal Impact	\$35,000	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

New Appropriation Fiscal Impact:		
	Revenue Source	Expenditure
Department		
Division		
GL Description		
GL Account Number		
Project Number		
Requested Funds		

Budget Transfer Impact		
	Revenue Source	Expenditure
Department		
Division		
GL Description		
GL Account Number		
Project Number		
Requested Funds		

Contract Award - Existing Appropriation	
	Expenditure
Department	
Division	
GL Description	
GL Account Number	
Project Number	
Requested Funds	