



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, JANUARY 28, 2026

AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

<b>Item:</b>	Purchase and Sale Agreement for 43 E Crogan Street, 39 E Crogan Street , and 31 E Crogan Street
<b>Department:</b>	City Administration
<b>Date of Meeting:</b>	Wednesday, January 28, 2026
<b>Fiscal Impact:</b>	\$1,205,000.00
<b>Presented By:</b>	Chuck Warbington, City Manager
<b>Action Requested:</b>	Approval of the Purchase and Sale Agreement for 43 E Crogan Street, 39 E Crogan Street, and 31 E Crogan Street for \$1,205,000.00.

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**Summary:** In the 2021 LCI Downtown Masterplan, the City included various areas around the downtown area as Catalyst Sites giving a vision of redevelopment in the downtown area. One of the Catalyst Sites, included the area in and around E Crogan and Pike Street. The City has been land banking property in that area as they become available for a future redevelopment project and this agenda item continues that initiative.

43 E Crogan Street, 39 E Crogan Street, and 31 E Crogan Street went on the market for sale in late 2025. The City requested an independent appraisal in December 2025, and the properties were appraised as follows:

- 43 E Crogan Street - \$375,000
  - 39 E Crogan Street - \$330,000
  - 31 E Crogan Street - \$500,000
- TOTAL - \$1,205,000**

The City provided an offer to the property owner that matched the appraisal and the property owner agreed to the sale.

#### **Attachments/Exhibits:**

- 1-28-26 Crogan Street Properties Presentation.pdf
- PSA for 43,39,31 East Crogan.pdf