

No: 20-037
Date: August 26, 2020

RESOLUTION
OF THE CITY COUNCIL
CITY OF SANDPOINT

TITLE: DECLARATION OF VALUE OF PROPERTY

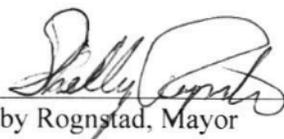
- WHEREAS: The City of Sandpoint owns a parcel of land .31 acres in size ("City Parcel"), described as 22-57N-2W Kelchs Addn All Walkway (Parcel RPS0215000001AA), bounded by the City-owned "Farmin's Landing" parcel to the north (Parcel RPS38710010010A), Sand Creek to the east, Bridge Street to the south, and two parcels of private property to the west, owned by Bridge Street, LLC (north Parcel RPS0038002008DA and south Parcel RPS0038002008CA); and
- WHEREAS: The buildings previously erected on the two privately-owned parcels described above burned in February 2020 and were subsequently demolished; and
- WHEREAS: It is the intention of the current owner of the two parcels, Bridge Street, LLC, that a single, larger multi-use building featuring both commercial and residential use with an estimated value of approximately \$16 million, will be constructed at the site; and
- WHEREAS: Bridge Street, LLC, desires to acquire approximately 3,678 square feet of the City parcel to enable a larger building with improved water access, stairs and a landing, which will provide 1,494 square feet for both public and private benefit; and
- WHEREAS: The City desires to widen the right-of-way along Bridge Street to improve pedestrian, bicycle and vehicle safety and mobility in conjunction with other intersection improvements at Bridge/Church/First; and
- WHEREAS: Bridge Street, LLC, is willing to swap the City approximately 890 square feet along the north side of Bridge Street, which will provide approximately six (6) feet of additional width to the public right-of-way at Bridge Street; and
- WHEREAS: The City desires to implement the conceptual design for the Downtown Waterfront, including the area known as Farmin's Landing, as developed by Bernardo Wills Architects as part of the City's 2021 Parks and Recreation Master Plan. This concept includes the removal of the existing access ramp to Bridge Street and construction of a stairway from Bridge Street to Farmin's Landing, as well as stormwater, landscape, hardscape and other site improvements; and
- WHEREAS: Pursuant to Idaho Code § 50-1401, City Council is empowered to sell, exchange or convey, by good and sufficient deed or other appropriate instrument in writing, any real property owned by the City which is underutilized or which is not used for public purposes; and
- WHEREAS: Pursuant to Idaho Code § 50-1402, whenever City Council proposes to convey, exchange or offer for sale any real property, it shall first declare the value or minimum price, if any, it intends to receive as a result of such conveyance or exchange and may contract for or provide that the property be appraised; and

WHEREAS: To that end, a property exchange has been negotiated between the City and Bridge Street, LLC, as follows:

- Bridge Street, LLC, will acquire approximately 3,678 square feet of the City Parcel known as Kelchs Addn All Walkway valued at \$410,000; and
- Bridge Street, LLC, will give the City approximately 890 square feet of additional right-of-way on the north side of Bridge Street valued at \$46,673; and
- Bridge Street LLC, will remove the existing access ramp to Bridge Street and construct a retaining wall valued at \$182,680 where the ramp currently exists in conjunction with the construction of its building foundation wall; and
- The City of Sandpoint will construct stairs connecting Bridge Street to Farmin's Landing with a connection through the Bridge Street, LLC parcel. The estimated value of this is \$150,000 which will be shared with Bridge Street, LLC contributing \$75,000 towards the project; and
- Bridge Street, LLC, will provide a public easement (east/west for public use and access to the stairs; and
- Bridge Street, LLC, will construct a 12-ft wide sidewalk/pavers as approved by the City adjacent to the property line (258 linear feet), to include new curb, ornament lights and street furniture consistent with City standards. This is valued at \$74,055.
- Bridge Street, LLC, will pay the City of Sandpoint \$181,592 to be used towards construction of the Downtown Waterfront at Farmin's Landing concept, including the construction of a dock retaining wall and other stormwater and landscape improvements on the City Parcel between the Bridge Street, LLC, parcel and the dock.

NOW, THEREFORE, BE IT RESOLVED THAT: As outlined above, City Council hereby declares the property values and minimum price the City intends to receive as a result of this exchange of real property.

BE IT FURTHER RESOLVED THAT: As required by Idaho Code § 50-1402, a public hearing regarding this proposed property swap will be scheduled, with notice published at least 14 days prior to the date of the hearing.



Shelby Rognstad, Mayor

ATTEST:


Melissa Ward, City Clerk

Moved by:	Aispuro
Seconded by:	Darling
Voted Yes:	Williamson, Ruehle, Aispuro, Darling, McAlister, Groat
Voted No:	
Abstained:	
Absent:	