

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: December 5, 2022

Topic:

Declare Two (2) Tracts of Land, located at the Intersection of Medical Complex and Hufsmith-Kohrville (FM 2978), Consisting of 0.5211 Acres and 0.7040 Acres of Land, as Surplus Lots and Authorize City Staff to Proceed with Bidding the Tracts of Land for Sale

Background:

To facilitate the extension of Medical Complex Drive to Hufsmith-Kohrville, the City acquired a 1.7565-acre tract of land. Upon completion of the extension of Medical Complex Drive, the City owns two tracts of land, one on either side of Medical Complex Drive.

Tract 1, to the north, is a 0.5211-acre tract, and is 'damaged', as it is bisected by an Exxon pipeline easement. It is possible that this tract could be paved, but no vertical improvements could be constructed over the easement and with the City's development/zoning requirements, the market value of this tract is drastically impacted. Tract 2, to the south, is a 0.7040-acre tract of land and can be developed.

An appraisal by Newmark Knight Frank is attached, indicating a \$15,000 market value for Tract 1 and a \$190,000 market value of Tract 2.

City Staff asks Council to declare Tract 1 and Tract 2 as surplus property and to authorize Staff to proceed with bidding the tracts of land for sale. Staff has studied the property and has determined that the City has no future use for either tract. We have received inquiries regarding the possible sale of the tracts.

Suggested minimum bids would be \$15,000 for Tract 1 and \$135,000 for Tract 2, pending Council direction.

Origination: City Secretary

Recommendation:

Declare Tract 1 and Tract 2 as surplus property and to authorize Staff to proceed with bidding the tracts of land for sale

Party(ies) responsible for placing this item on agenda:

Doris Speer, City Secretary