
Meeting Date:	November 12, 2024
Subject:	Purchase of 220 West 1 st Avenue
Attachments:	Resolution 2024-46 Purchase and Sale Agreement Building Condition Assessment, Hazmat
Presented by:	Dan Ford, City Manager; Adam Vaughn, Finance Director
Approved for Agenda by:	Dan Ford, City Manager

Discussion:

The City made an offer to buy the property at 220 West 1st Avenue on September 4th of this year. In the 60 days since, the City has engaged a team of professionals to do its due diligence of the facility. The Building Condition Assessment report states “Overall, the facility is in fairly good condition with the roof having been replaced in the last 5 years and some remodeling performed for the prior tenant.”

The City approached the purchase of this building with the expectation that there would be small items that would need to be corrected in order for use. Through the assessments done there were no major items of concern. The items the City will plan to fix through the remodel process include flashing work on the roof, lead paint abatement, improvement to one location of interior support, and replacement of exterior siding. Again, none of these should be considered dealbreakers and the City is prepared to correct those issues.

The City's General Capital Fund is a capital fund that is not included the City's operating fund. This fund has sufficient money to be able to complete this purchase and begin remodel work. City staff is actively working with its legislative partners to build support for additional state or federal funding to help cover remodel costs.

The Council recently approved a 6-month extension for the temporary police building, staff will do what they can to make the necessary improvements to the building to be ready as close as possible to the lease end date.

Fiscal Impact:

\$235,000 out of the City's General Capital Fund

Recommendation:

- 1) Approve Resolution 2024-46 for the City Manager to conclude purchase of 220 West 1st Avenue

Alternatives:

- 1) Do not approve resolution for the City Manager to complete purchase of 220 West 1st Avenue