



City Council Regular

Meeting Date: 12/15/2015

Subject: Consider Resolution 15-138 Accepting Donation of Real Property, 2245 Main St.

From: Matt Brown, Economic
Development Coordinator

INTRODUCTION

The Council is asked to adopt a resolution accepting a donation of real property at 2245 Main Street, accepting the deed, and authorizing a budget amendment.

DISCUSSION

Adjacent to Bison Creek Park, the property at 2245 Main Street is 4.78 acres in size and currently owned by Shamrock Development. At the time the Ashley Oaks subdivision was developed, two outlots were deeded to the City for parkland. It was envisioned that the property at 2245 Main Street would eventually be deeded to the City as well. The lot contains a single-family house that is in poor condition and has been vacant for several years. Most of the property is considered a wetland and is generally undevelopable. The City's Comprehensive Plan guides this property for park and open space purposes. The HRA acquired neighboring properties at 2285 and 2335 Main Street in the last few years, so all of these properties can function as passive open space in the short term. The Parks, Trails and Open Space System Plan Update adopted in 2012 recommended enhancing the internal trail system in Bison Creek Park. While no improvements are currently programmed, acquiring the property at 2245 Main Street will expand future opportunities for park amenities, including looped trails, connections, and a trailhead with parking.

Shamrock proposes donating the property to the City and conveying it via quit claim deed. There would be no cost to the City for acquisition. However, the City would need to demolish the house, estimated at around \$10,000, and pay off approximately \$4,800 in special assessments related to infrastructure improvements. The City would also be responsible for property taxes before the property can be classified as tax exempt, which is estimated at about \$2,000. Sufficient funds exist in the Park Improvement Fund for these expenditures. The Council is asked to approve a budget amendment authorizing the expenditure. Overall, Staff is comfortable with this arrangement and feels that for adding nearly 5 acres of land to a park where future improvements are planned.

RECOMMENDATION

Staff recommends that the Council adopt Resolution 15-138 accepting the donation of real property at 2245 Main Street, accepting the quit claim deed, and approving a budget amendment to the Park Improvement Fund.

Attachments

Location Map