City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: DECEMBER 7, 2015

ITEM: COUNCIL BILL NO. 2015-541
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: Real Estate Contract; Quit Claim Deed

Department Head: Leslie Haase
Community Planning Director: Troy Bolander
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill approves a real estate contract on the sale of half of a lot at 7th and Wall Street.

DISCUSSION:
The City was contacted by the adjacent property owner, S & C Development, about selling twenty-five feet of property next to the former Joe Harding building located at 7th and Wall Streets. This is a non-buildable lot and only has value to the adjacent property owner. Therefore, Zoning and Planning does not have to declare the property as surplus and the city is not required to accept bids for the sale. The appraised value of the property is $1.26 per square foot, so the selling price has been established at $4,221.00. The City has accepted $250.00 in escrow, pending approval of this real estate contract and quit claim deed by the City Council. The quit claim deed will be executed by the end of the month.

S & C Development is renovating the former Joe Harding building. The developer plans to build six or seven nice apartments in the upstairs and commercial downstairs. The developer is building a stairwell on the south side of the building and requires this strip of land to accommodate the stairwell. If a parking lot is built in the future on the remainder of the city-owned property, the same number of parking spaces can be built on this piece of land.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.