



City of Grand Island

Tuesday, October 22, 2019

Council Session

Item F-4

#9754 - Consideration of Sale of Property Located at 215-221 East 3rd Street to S & V Investments, LLC (Parcel No. 400005751)

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: John Collins PE, Public Works Director

Meeting: October 22, 2019

Subject: Consideration of Sale of Property Located at 215- 221 East 3rd Street to S & V Investments, LLC (Parcel No. 400005751)

Presenter(s): John Collins PE, Public Works Director

Background

On August 21, 2019 the Public Works Department solicited bids to purchase the City owned parking lot at 215 -221 East 3rd Street. Such property was previously utilized to park vehicles for Hall County Transportation, now known as CRANE. With the relocation of the transit office there is no need for the City to own this parking lot. The sale of such parcel will eliminate maintenance costs and liability for the City.

S & V Investments, LLC is the owner of 213 East 3rd Street, Grand Island, Nebraska, which is adjacent to the subject property.

Discussion

The Proposed Real Estate Purchase Agreement (the “Agreement”) would, if approved by City Council through adoption of an ordinance, authorize the execution of the Agreement and direct the sale of the above-mentioned property to S & V Investments, LLC. The buyer, at its sole cost and expense will be responsible for all expenses and fees related to document tax and recording fees, closing agent fees and closing costs involved in such sale.

As provided by law, notice of the sale and the terms of sale are required to be published for three (3) consecutive weeks in a newspaper published for general circulation in the City of Grand Island. The City Clerk is directed and instructed to prepare and publish said notice. The electors of the City of Grand Island may file a remonstrance against the sale of the real estate. If a remonstrance petition against the sale is signed by registered voters of the City of Grand Island equal in number to thirty percent (30%) of the registered voters of the City of Grand Island voting at the last regular city election held in the City and filed with the City Council within thirty (30) days of passage and publication of such ordinance, said property shall not then, nor within one year thereafter, be conveyed.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council adopt the Ordinance approving the Purchase Sale Agreement with S & V Investments, LLC and directing the sale subject to public remonstrance.

Sample Motion

Move to approve the ordinance.



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: September 10, 2019 at 2:00 p.m.
FOR: Solicitation for City Owned Property at 215-221 East 3rd Street
DEPARTMENT: Public Works
ESTIMATE: N/A
FUND/ACCOUNT: 27010001-74795
PUBLICATION DATE: August 21, 2019
NO. POTENTIAL BIDDERS: 2

SUMMARY

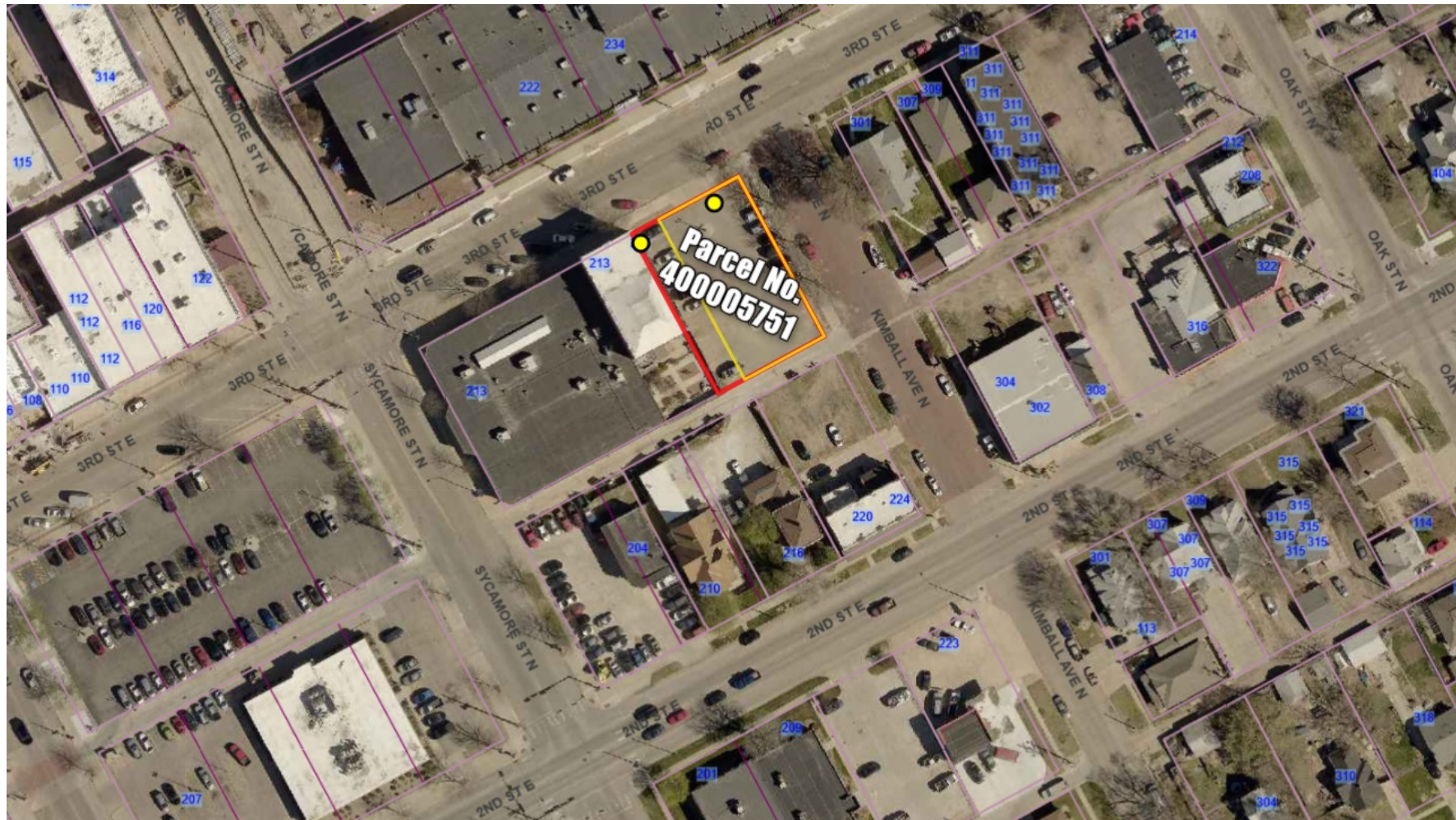
Bidder: S & V Investments, LLC
Grand Island, NE

Bid Price: \$101,001.00

cc: John Collins, Public Works Director
Jerry Janulewicz, Interim City Administrator
Stacy Nonhof, Purchasing Agent

Catrina DeLosh, PW Admin. Assist.
Patrick Brown, Finance Director

P2151



ORDINANCE NO. 9754

An ordinance directing and authorizing the sale of Parcel No. 400005751, addressed as 215- 221 East 3rd Street, City of Grand Island, Hall County, Nebraska to S & V Investments, LLC; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. The conveyance by warranty deed to S & V Investments, LLC, a Nebraska Limited Liability Company (“Buyer”), of the City’s interests in and to Parcel No. 400005751, address as 215- 221 East 3rd Street, Grand Island, Hall County, Nebraska is hereby approved and authorized.

SECTION 2. Consideration for such conveyance shall be One Hundred One Thousand Dollars and 00/100 (\$101,000.00) and other valuable considerations.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three (3) consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

SECTION 4. Authority is hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent (30%) of the registered voters of the City of Grand Island

Approved as to Form	by _____
October 18, 2019	City Attorney

ORDINANCE NO. 9754 (Cont.)

voting at the last regular municipal election held in such City be filed with the City Council within thirty (30) days of passage and publication of such ordinance, said property shall not then, nor within one (1) year thereafter, be conveyed.

SECTION 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance⁴ be filed against such conveyance, the Mayor shall make, execute and deliver to Buyer, a warranty deed for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

SECTION 6. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen (15) days in one issue of the Grand Island Independent as provided by law.

Enacted: October 22, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk