



City of Grand Island

Tuesday, June 9, 2020

Council Session

Item F-3

#9772 - Consideration of Sale of Property Located at 3231 West Schimmer Drive (Parcel No. 400401746)

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: June 9, 2020

Subject: Consideration of Sale of Property Located at 3231 West Schimmer Drive (Parcel No. 400401746)

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

Background

On April 9, 2019, via Resolution No. 2019-127, City Council approved an agreement with Berkshire Hathaway Home Services Da-Ly Realty of Grand Island, Nebraska for real estate services at 3231 West Schimmer Drive (Parcel No. 400401746). With no City use for this parcel the sale of such will eliminate maintenance costs and liability for the City.

Two (2) offers were previously submitted on the subject property, with Council rejecting both via Ordinance No. 9765. One offer was submitted by Midwest Waste Trucks, LLC in the amount of \$136,000.00, which did not share their plan/intent for the subject parcel as requested by City Council at the April 28, 2020 meeting. The 2nd offer was from 3 Diamonds, Inc. in the amount of \$125,000.00, with rejection based on their condition of the sale be a sign variance to allow an outdoor advertising digital billboard, which isn't allowed per City Code Section 31-40 through 31-49.

Discussion

3 Diamonds, Inc. has submitted a new proposal in the amount of \$75,000.00 and removed the condition of the sale be for a sign variance. At this time City staff is recommending the acceptance of 3 Diamonds, Inc.'s proposal in the amount of \$75,000.00, with no conditions being part of the sale.

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 approve the proposal from 3 Diamond, Inc. in the amount of \$75,000.00.

Sample Motion

Move to approve as recommended.

May 30, 2020

To: Sheila Reed

Re: 3231 West Shimmer Drive

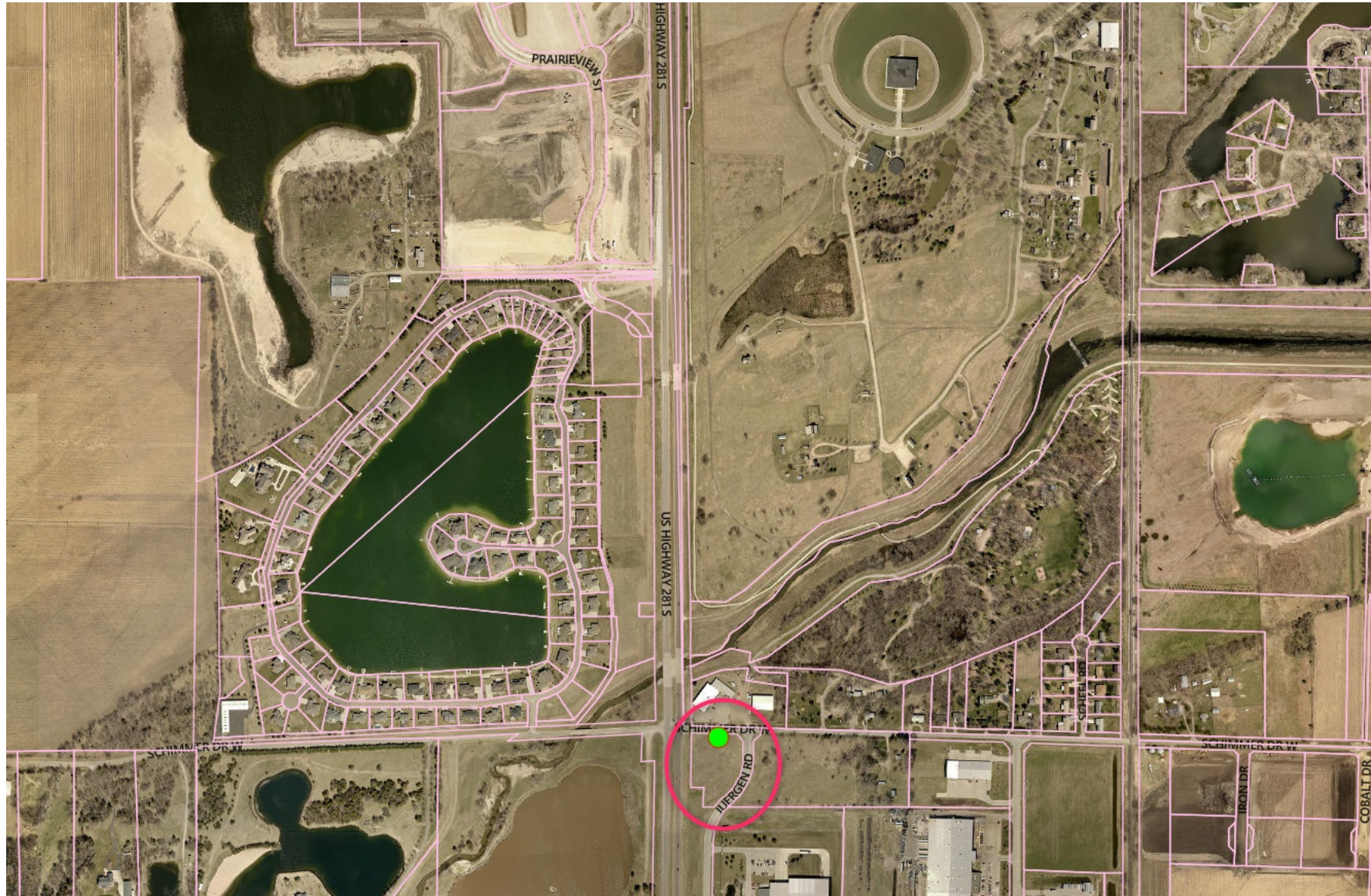
We are respectfully submitting to the City of Grand Island, a purchase offer of \$75,000 (Seventy Five Thousand Dollars) for property located at 3231 West Shimmer Drive and South Hwy 281.

The intended use for this parcel is a first in class commercial or light industrial development. We are in search of a developer who shares our vision to compliment the existing mix use development / investments along the Hwy 281 corridor leading into the City of Grand Island.

We are available to answer any questions you may have to assist in the approval process of our request.

Sincerely,

Bruce V. Nelsen
CEO, Eagle Distributing of Grand Island



ORDINANCE NO. 9772

An ordinance directing and authorizing the sale of Parcel No. 400401746, addressed as 3231 West Schimmer Drive, City of Grand Island, Hall County, Nebraska to 3 Diamonds, Inc.; 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 3 Diamonds, Inc., (“Buyer”), of the City’s interests in and to Parcel No. 400401746, address as 3231 West Schimemr Drive, Grand Island, Hall County, Nebraska is hereby approved and authorized.

SECTION 2. Consideration for such conveyance shall be Seventy Five Thousand Dollars and 00/100 (\$75,000.00) 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 if 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 voting at the last regular municipal election held in such City be filed with the City Council

Approved as to Form	▣ _____
June 5, 2020	▣ City Attorney

ORDINANCE NO. 9772 (Cont.)

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 remonstrance 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: June 9, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk