



City of Grand Island

Tuesday, November 13, 2007

Council Session

Item I3

#2007-292 - Consideration of Designating Old Fire Station No. 1 as Surplus Property and Directing Method of Disposal

Staff Contact: Jim Rowell

Council Agenda Memo

From: Jim Rowell, Fire Chief
Meeting: November 13, 2007
Subject: Surplus Property
Item #'s: I-3
Presenter(s): Jim Rowell, Fire Chief

Background

The new fire station at 409 East Fonner Park Road is in service as of October 1, 2007. This station was a part of the plan for the replacement of Fire Station 1 at 302 South Pine. The project was supported by the public and paid for with the 1/2 cent sales tax.

Discussion

The fire station at 302 South Pine is no longer being utilized as a fire station. The new fire station has begun operations and no responses are being made out of the 302 South Pine Street location.

This property is currently being utilized for storage of miscellaneous items that will be disposed of in the near future. Declaring the property as surplus is the first step in the process of disposal of the property.

There are two general approaches to the sale of this kind of real estate. The first is to auction the property or accept bids and sell the property for the highest reasonable bid. The second is to look at the big picture. Does the bidder have a plan for the building and the financial wherewithal to follow through? In the first instance, the city would advertise it for sale (by sealed bids, public auction, or realtor listing) and in the second, the city would request proposals to include the price offered and a business plan and schedule for the project.

A Council resolution will begin the process by declaring the property surplus. The terms of the sale must then be established by ordinance with a 30 day right of remonstrance after publication. To be sure that all steps have been properly met, I would recommend:

1. A resolution should be passed declaring the real estate and building surplus and directing that an ordinance be prepared offering it for sale.
2. An ordinance should be passed setting forth the manner of sale (auction, listing, sealed bids, or request for proposals) and the date the sale will take place. This ordinance would be published once a week for three weeks.
3. Another ordinance would be passed after review of all bids or offers to determine a buyer and the conditions of sale and again published for three weeks. If no public remonstrance is filed within 30 days after final publication of either ordinance, the property can be conveyed.

Alternatives

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

1. Move to declare the property surplus and request an ordinance setting forth the manner of sale.
2. Postpone the issue to future date
3. Take no action on the issue and retain the property.

Recommendation

City Administration recommends that the Council declare, by resolution, that such property is surplus and direct an ordinance be prepared setting forth the manner of sale.

Sample Motion

Move to approve a resolution declaring the fire station at 302 South Pine surplus and that an ordinance be drafted setting forth the manner in which the property will be sold.

RESOLUTION 2007-292

WHEREAS, the City of Grand Island owns real estate and a building at 302 South Pine Street, known as "Old Fire Station No. 1"; and

WHEREAS, "Old Fire Station No. 1" has been replaced by Fire Station No. 1 at 402 East Fonner Park Road and has been in operation since October 1, 2007; and

WHEREAS, in order to dispose of the building known as "Old Fire Station No. 1", it is necessary that the council declare the real estate and building as surplus so that the property can be properly disposed of.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the property known as "Old Fire Station No. 1", located at 302 South Pine Street, Grand Island, Nebraska, is hereby declared as surplus property and an ordinance shall be prepared setting forth the manner of sale.

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Adopted by the City Council of the City of Grand Island, Nebraska on November 13, 2007.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ? _____ November 8, 2007 ? City Attorney
