



City of Grand Island

Tuesday, January 08, 2008

Council Session

Item F1

#9155 - Consideration of Disposal of Old Fire Station No. 1

Staff Contact: Jim Rowell

Council Agenda Memo

From: Jim Rowell, Fire Chef
Meeting: January 8, 2008
Subject: Disposal of Surplus Property
Item #'s: F-1
Presenter(s): Jim Rowell, Fire Chief

Background

The fire station at 302 South Pine is no longer being utilized as a fire station. The new fire station is in operation and no responses are being made out of the building at 302 South Pine. This property is currently being used for storage.

In previous council action, Resolution #2007-292 was passed declaring the property as surplus and staff was directed to prepare the necessary ordinance. The ordinance is provided as directed and included is the language of the Request for Proposal to be used.

Discussion

Council approval of this ordinance will allow the process to continue by advertising that the property is declared surplus and will be disposed of by the Request for Proposal process. This advertisement will be published for three consecutive weeks to allow the public the opportunity to respond to the disposal of this property.

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 move to approve the ordinance for the disposal of the property at 302 South Pine, known as Fire Station #1.

Sample Motion

Move to approve Ordinance #9155 to dispose of the property at 302 South Pine known as Fire Station #1 by Request for Proposal.

ORDINANCE NO. 9155

An ordinance directing and authorizing the sale of Old Fire Station No. 1 by Request for Proposals; 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 City of Grand Island, Nebraska, will request proposals for the sale of Old Fire Station No. 1 legally described as:

Lots 10, 11, 12 and 13 of Campbell's Subdivision to the City of Grand Island,
Hall County, Nebraska

SECTION 2. The consideration for such conveyance shall be determined through a request for proposals and will be evaluated and scored based on the following criteria:

1. Business plan
 - a. Anticipated assessed value at completion
 - b. Fiscal responsibility
 - c. Investment/cost of renovation
2. Schedule of development
3. Aesthetics preservation
4. Benefit to the neighborhood or community
5. Intended use
6. Experience
7. Ability to obtain performance bond

ORDINANCE NO. 9155 (Cont.)

8. Disposition of the training tower
9. Purchase price

Conveyance of the real estate above described shall be by warranty deed, upon payment and performance of the consideration pursuant to the terms and conditions of an Agreement for Warranty Deed between the parties. Proposals must remain firm for one hundred twenty (120) days from the proposal due date. The City of Grand Island reserves the right to reject any and all proposals, waive irregularities, and to select the proposal that is deemed to be in the City's best interest, at its sole discretion. Price is not the sole selection factor and will be considered together with other factors allowed under Nebraska Law regarding the sale of publicly owned property.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three 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 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 within thirty days of passage and publication of such ordinance, said property shall not then, nor within one year thereafter, be conveyed.

ORDINANCE NO. 9155 (Cont.)

SECTION 5. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: January 8, 2008.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk