



# **City of Grand Island**

**Tuesday, January 19, 2010**

**Study Session**

## **Item -1**

**Discussion of Future Use of City Owned Property Located at 2204  
Bellwood Drive known as the Racquet Center**

**Staff Contact:**

# **Council Agenda Memo**

**From:** Steve Paustian, Parks and Recreation Director

**Meeting:** January 19, 2010

**Subject:** Future Use of the Racquet Center

**Item #'s:** 1

**Presenter(s):** Steve Paustian, Parks and Recreation Director

## **Background**

In 1984 the City was approached by the owners of the Grand island Racquet Center to see if there was any interest by the City to purchase the Racquet Center from them. Negotiations took place and the City ended up purchasing the Racquet Center for the taxes owed, approximately, \$30,000.00.

The Park and Recreation Department Administrative offices moved to the facility after the purchase and remained there until moving to the new City Hall in 1993. In 1997 proposals were received by the City for the operation of the Racquet Center. Scott Norton, owner of the Health-Plex Fitness Center was offered a contract to operate the Racquet Center in 1997. Mr. Norton still maintains this lease with the City.

## **Discussion**

During the years Mr. Norton has leased the building the floor plan has been modified to allow for a soccer field at the west end of the facility. With the construction of the new City/State Fair building it has been determined it is in the best interest of the City to not allow soccer to continue in the Racquet Center. At about the same time, representatives of the Grand Island Tennis Association approached the City about the opportunity to submit a proposal to take over the management of the Racquet Center. As Mr. Norton's contract is to expire this year it is appropriate to seek Council guidance regarding the future operation of the Racquet Center.

Included in the packet is a market analysis of the property to assist Council in the discussion of the future of the facility.

## **Conclusion**

This item is presented to the City Council in a Study Session to allow for any questions to be answered and to create a greater understanding of the issue at hand.

It is the intent of City Administration to bring this issue to a future council meeting for the actions needed to be taken from the direction provided by the Council.



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CHARLES R. WINKLER, CRS, GRI  
3008 West Stolley Park Road, Suite 2  
Grand Island, NE 68801  
Phone: (308) 398-6692  
FAX: (308) 384-4938  
Cell: (308) 380-2077  
cwinkler@girealtors.com

January 12th, 2010

Mr. Steve Paustian  
Parks and Recreation Director  
City of Grand Island  
100 East First Street  
P.O. Box 1968  
Grand Island, Nebraska 68802

RE: 2108 - 2204 Bellwood Drive  
Grand Island, Nebraska 68801

Dear Mr. Paustian:

I, Charles R. Winkler, being a duly licensed, qualified and acting Real Estate Broker under the laws of the State of Nebraska since March 19<sup>th</sup>, 1976; with my principle place of business being in Grand Island, Hall County, Nebraska, and being well acquainted with real estate values, hereby submit the following Market Analysis of the property legally described as:

Please see two attached deeds, document numbers 84-002767  
and 84-002768, for Legal Descriptions of subject.

This Market Analysis is based on the present market value and from the standpoint of an "as is" condition in the real estate market as of this date by a willing seller to a willing buyer, with neither the seller being forced to sell nor the buyer being forced to buy.

Also, this Broker has no interest whatsoever in this property and does not contemplate any interest at any future time.

It is my opinion that a fair market value would be.....\$330,000.00

Respectfully submitted,

Charles R. Winkler  
Associate Real Estate Broker  
Woods Bros. Realty  
My Nebraska Real Estate Brokers License I.D. # is 760100

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