

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:

City of Grand Island City Council

Council Agenda Memo

From: Steve Paustian, Parks and Recreation Director

Meeting: January 19, 2010

Subject: Future Use of the Racquet Center

Item #'s: 1

Presente r(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

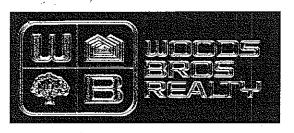
During the years Mr. Norton has leased the building the floor plan has been modified to allow for a soccer field at the west end of the facility. With the construction of the new City/State Fair building it has been determined it is in the best interest of the City to not allow soccer to continue in the Racquet Center. At about the same time, representitives 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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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 19th, 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

CHARLES R. WINKLER, CRS, GRI

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