



City of Grand Island

Tuesday, September 21, 2010

Study Session

Item -1

**Discussion Concerning Disposition of Land At Stuhr Road and
Hwy 30**

Staff Contact: Jeff Pederson

Council Agenda Memo

From: Jeff Pederson, City Administrator

Meeting: September 21, 2010

Subject: Disposition of Land at Stuhr Road and Highway 30

Item #'s: 1

Presenter(s): Jeff Pederson, City Administrator

Background

In 2005, the City purchased this parcel of property for a prospective State Fire Training Facility for \$583,900. Since that time, progress on that project has not materialized and the land has been leased for agricultural production. Additionally, the City has used a portion of the property for snow piling and most recently for temporary storage of historical buildings. During the recent budget deliberations, the City Council requested that an inventory of excess land assets be compiled and a Study Session be held to determine if and excess land assets could be sold for cash to assist with funding in the City budget. In response, this piece of property was identified as both significant in size as well as lacking in a defined plan for future use.

Discussion

In preparation for the Study Session, a broker's opinion was obtained that projects a value for the property of \$392,200. That value is inclusive of the lake that resides on the property, and is based in large measure on a comparable piece of property located across Stuhr Road that sold recently.

The difference in value between the purchase price and the broker's opinion of present value requires that the timing of a sale of the property be part of the discussion. The balance of the discussion will focus on the reason(s) why the City might be justified in retaining the land. Last year during budget time, I suggested that the land should be studied as a possible future location for a combined Public Works/Utilities/Fleet facility. No follow-up has occurred on that prospect, although I believe that such a facility makes sense at a future time and insomuch as land and location is a key consideration to facilities construction, having land in-hand could enhance that development prospect. A second prospective interest for the land that has existed for some time involves the appeal of the property for economic/industrial development. During my tenure, there has been

one instance where the City has been asked to indicate a willingness to consider a sale of the property for such development. Being in an M-2 zone with excellent roadway access, the property does constitute a viable location for such development.

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.