

MEMORANDUM

May 10, 2022

TO: Community Redevelopment Agency (CRA) Board

VIA: James Slaton, City Manager/CRA Executive Director

FROM: Mark J. Bennett, Development Services Director
Darrell G. Starling, CRA Project Manager

SUBJECT: Purchase of the property at the corner of Central Avenue and Highway 60.

SYNOPSIS: *The purpose of this request is to consider the purchase of property owned by JAK Rentals LLC at 1130 W Highway 60.*

RECOMMENDATION

It is recommended that the CRA Board approve the following actions:

1. Authorize the purchase of the property at 1130 W Highway 60 for \$60,000. This property is identified by parcel number 273003000000032080.
2. Authorize the Executive Director of the CRA to sign a vacant land contract with the property owner.

BACKGROUND

Over the past few years, city staff has attempted to purchase this property, but has not been successful. A new owner recently purchased the property, and met with staff to discuss development options and requirements. During this discussion, it was determined that there was interest in selling the property to the City. After subsequent discussions, an agreement was reached.

The parcel currently contains a 1,788 SF structure, and is in fair to poor condition. The site is also constrained, due to the lack of land available to comply with current parking space, buffering, and storm water management requirements.

Purchase of this property will meet the goals of the CRA to reduce slum and blight by removing this structure.

If approved, staff intends to pursue demolition, with the intent of eventually creating a gateway feature.

FISCAL IMPACT

The CRA will pay \$60,000 to purchase the property at 1130 W Highway 60. Funds are available in the Strategic Development account.

OTHER OPTIONS

Not accept CRA staff recommendation.

ATTACHMENTS

Aerial Photo of Site
Purchase Contract

Aerial Photo of Site

