

**AGENDA REPORT**

**DATE:** November 6, 2002

**ITEM:** Purchase of Lots 1 through 12, Block 1, Highland Park Addition

**INITIATED BY:** Park and Recreation Department and Public Works Department

**ACTION REQUESTED:** Approve Purchase

**PREPARED AND PRESENTED BY:** Jerry Sepich, Park & Recreation Director

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**RECOMMENDATION:**

Staff recommends the City Commission purchase Lots 1-12, Block 1, Highland Park Addition for \$66,500.

**MOTION:**

“I move the City Commission purchase Lots 1-12, Block 1, Highland Park Addition in the amount of \$66,500 and authorize the City Manager to execute the necessary documents.”

**SYNOPSIS:**

The City has been offered the purchase of Lots 1-12, Block 1, Highland Park Addition at a price of \$66,500. The purchase price is based on a cost of \$1.52 per square foot (43,500 square feet). Based on a review of recent comparable sales this is a fair market value.

This property will expand current park property to the east and is necessary to facilitate the proposed realignment of 13<sup>th</sup> Street South. The property will be purchased using funds from the Park Trust and the Street Fund.

**BACKGROUND:**

The purchase of a portion of this property (Lots 5,6,7) is necessary for the realignment of 13<sup>th</sup> Street South. If the property is not purchased by December 31, 2002, this project which is scheduled in calendar year 2003 would be forced back at least one year.

Two years ago the City acquired Lot 3, Block 1, Missouri River Manor Addition in a land trade with Peak Medical Corporation. This property is currently the site of Don Olson Field, an American Legion baseball facility. The City has a lease with the Stallions and Electrics for use of this field.

A portion (approximately 50 feet) in left field is part of the property to be purchased. The loss of this portion of the field would reduce the field dimensions, thus making it unusable for American Legion baseball. Both Legion programs have expressed a desire to make additional field improvements. However, they are reluctant to make such improvements until the additional property is owned by the City.