

AGENDA REPORT

DATE January 22, 2008

ITEM: Public Hearing: Sale of City Owned Park Land: Lot 2A-2, Block 1, of the Amended Plat of Lot 2A, Block 1 of an Amended Plat of Lot 2, Block 2, Sand Hills Park Addition

INITIATED BY: Park & Recreation Department

ACTION REQUESTED: Conduct Public Hearing and Approve Sale of Park Land

PREPARED AND PRESENTED BY: Martin Basta, Park and Recreation Director

- - - - -

RECOMMENDATION:

Staff recommends that the City Commission conduct the public hearing and approve the sale of a portion of Sandhills Park property.

MOTION:

“I move the City Commission approve the sale of City owned park land: Lot 2A-2, Block 1, of the Amended Plat of Lot 2A, Block 1 of an Amended Plat of Lot 2, Block 2, Sand Hills Park Addition.” (Approval requires a 4/5 majority.)

SYNOPSIS:

The City of Great Falls, according to Chapter 3.04 OCCGF, established a fair market value for the park property, based on an appraisal prepared in accordance with Uniform Standards of Professional Appraisal practices.

The Great Falls Housing Authority has expressed interest in purchasing 1.38 acres for the appraisal value of \$228,000. The Housing Authority intends to construct 16 affordable housing units on the property. The City supports the Housing Authority’s efforts to provide affordable housing in Great Falls in accordance with Montana Codes Annotated section 7-15-4416.

The City Code, section 3.04.080, allows for the sale of City land without bids to a governmental entity. The Great Falls Housing Authority is a municipal housing authority created under Title 7, Chapter 15, parts 44 and 45 M.C.A.

BACKGROUND:

Sandhills Park is the location of a storm water detention basin. All but approximately 3 acres of the 13.15 acre park is within the storm water detention basin. The “Park and Recreation Master Plan” has given priority to nearby Sunnyside Park which is surrounded by existing homes and is fully developed.

Reserves from the sale of the park land will be used to fund the construction of the community splash parks located in Jaycee Park and Dudley Anderson Park (Water Tower Pool). The estimated cost of the splash parks is \$260,000, with the balance being paid out of the Park Trust Fund.

The Park & Recreation Board, at its December 20th meeting, approved the sale of the property.