



Item: Sale of City Property, Lot 3H of Amended Plat of Lot 3, Medical Tech Park

From: Mike Rattray, Community Development Director

Initiated By: Community Development Department

Presented By: Mike Rattray, Community Development Director

Action Requested: Conduct Public Hearing and Approve Sale of Land

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move the City Commission (approve/deny) the sale of Lot 3H of the Amended Plat of Lot 3, Medical Tech Park to Premier Care Pediatrics in the amount of \$195,683.00.”

2. Mayor calls for a second, discussion, and calls for the vote. (Requires four-fifths vote of Commission)
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Staff Recommendation: After conducting the public hearing, staff recommends the City Commission approve the sale of City land to Premier Care Pediatrics in the amount of \$195,683.00.

Background: In 2004, in conjunction with development of the Centene project, the City of Great Falls purchased an additional ten acres for the purpose of creating a subdivision that would provide office development sites that would be in harmony with the institutional type of development currently taking place in this part of the community. On July 18, 2006, the City Commission approved the final plat of the ten acre site, which created eight lots of approximately 1.1 acre in size. Staff obtained an appraisal that established the fair market value of the land at a minimum of \$4.00 per square foot with a range up to \$4.50 per square foot. The City sold the first lot on September 5, 2006, for \$4.00 per square foot for the purpose of constructing a new Social Security building. The City sold the second lot on July 1, 2008, for \$4.25 per square foot for construction of a Homeland Security building.

Staff was recently contacted by a local doctor who was interested in a site for a new office building and has requested that staff offer Lot 3H for sale. A public notice for a bid opening was placed in the newspaper on May 10, 2009, for a bid opening to be conducted on May 20, 2009. The minimum bid price was established at \$4.25 per square foot.

Significant Impacts: Sale of the parcel and construction of new office building will expand the tax base.

Citizen Participation: In addition to the public notice for the bid opening, a public notice of the public hearing to be conducted by the City Commission was placed in the newspaper on May 17, 2009. Only one bid was received.

Workload Impacts N/A

Purpose N/A

Project Work Scope N/A

Evaluation and Selection Process N/A

Conclusion: The City created the Medical Tech Park subdivision for the specific purpose of offering lots for sale for the development of professional offices so this sale is consistent with achievement of that goal.

Proceeds of the sale will go toward the debt incurred to develop the property, i.e. sewer, water, pavement, etc.

Concurrences: N/A

Fiscal Impact: At the minimum bid price of \$4.25 per square foot, the lot sale will result in a sale price of at least \$195,683.

Alternatives: The City Commission can approve or deny the sale of the land.

Attachments/Exhibits: Notice To All Bidders
Public Notice