



City of Biggs

Agenda Item Staff Report for the Regular City Council Meeting: May 8, 2018

TO: Honorable Mayor and Members of the City Council
FROM: City Administrator
SUBJECT: Consider Disposition of Real Property located 3069 Eighth Street, Biggs,
APN: 001-173-006-000

The demolition and removal process of the dilapidated structures on the parcel was completed in October 2016. Council is asked to consider the disposition of the 0.26 acre property and to direct staff accordingly.

Council previously expressed a desire to split the parcel into two residential parcels and sell the two new parcels. Recent Council action reducing the minimum lot size will enable this parcel to be split into two conforming residential lots of approximately 5600 square feet. Consider directing staff to perform the parcel split.

Previous discussions with real estate appraisers indicated no interest in attempting to appraise the value of the one vacant existing parcel. Two appraisers opined that recent sales of similar parcels are too few making it difficult to corroborate an appraisal based upon comparable sales, and recommended working with a real estate agent on an open market sales process. Another possible sale method may be to issue an RFP stating a minimum price and a closing date for purchase offers. There may be one or more auction platforms available for this situation. Staff was recently approached by a real estate agent with a client interested in the parcels.

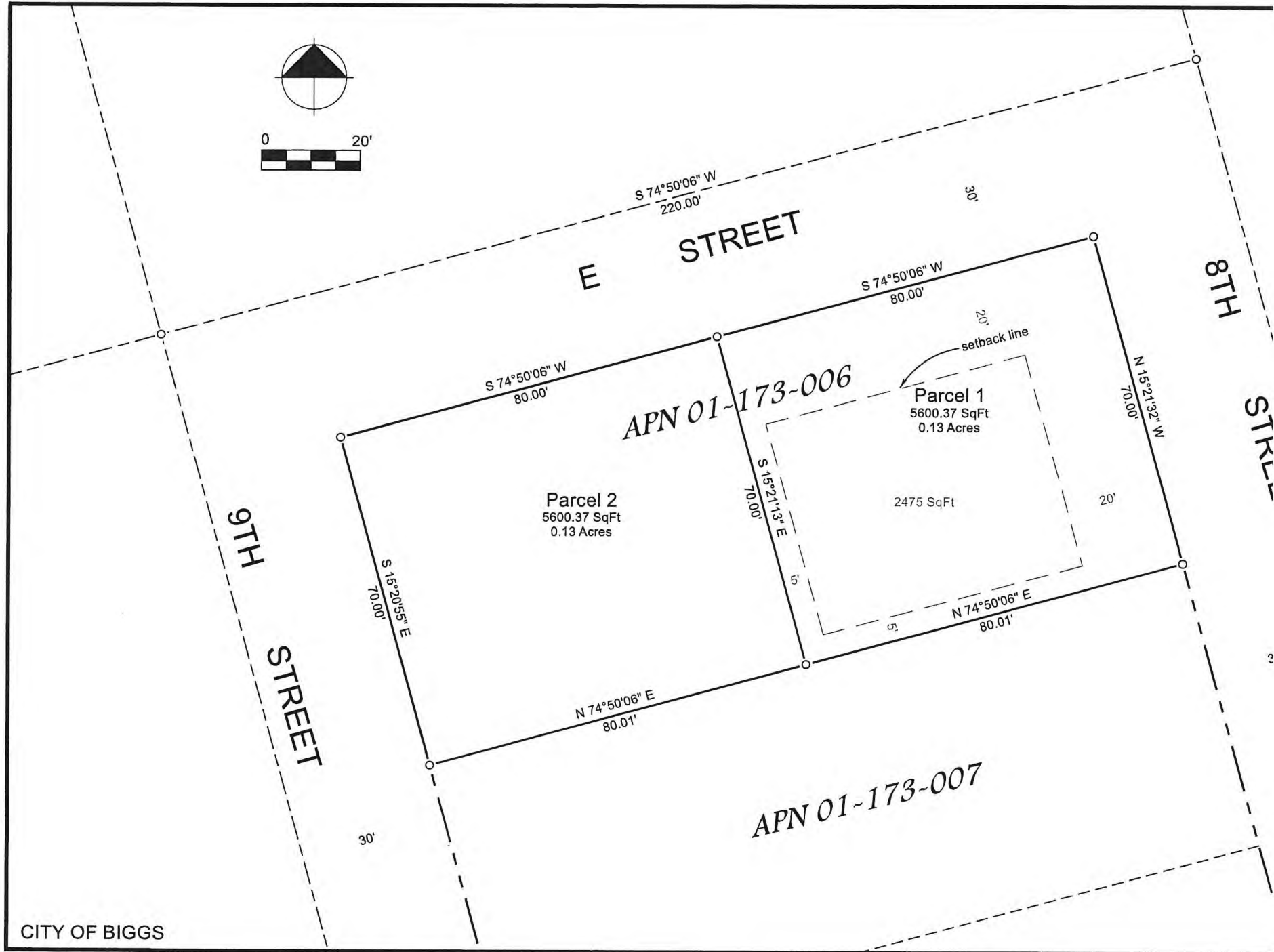
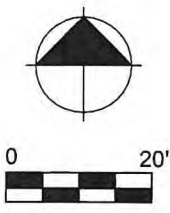
If Council direction is to split the parcel and sell the parcels, then a follow up question will follow with regard to applicability of Development Impact Fees on each of the two new residential parcels.

Recommendation:

Direct staff on each of the following:

- 1) Performing a parcel split on the parcel.
- 2) Desired sale process.
- 3) Applicability of Development Impact Fees.

Mark Sorensen, City Administrator



CITY OF BIGGS

APN 001-173-006

Legend

- Feature 1
- Feature 2



089-9TH

3085 9TH

3084 9TH

3064 9TH

3081 8TH

UNKNOWN

3079 9TH

3069 8TH

3070 10TH

3065 8TH

3064 10TH

3060 9TH

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100 ft