



## City of Biggs

### Agenda Item Staff Report for the Regular City Council Meeting: June 12, 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 allows the subject parcel to be split into two conforming residential lots of approximately 5600 square feet. Staff is now ready to proceed with a sale of the two new parcels by processing and recording of the Grant Deed during the property sale.

Previous discussions with real estate appraisers indicated no interest in attempting to appraise the value of the 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 and advertise an RFP stating a minimum price and a closing date for purchase offers. Staff was recently approached by a real estate agent with a client interested in the parcels.

Next is the question of Development Impact Fees on each of the two new residential parcels. Recommend directing staff to apply any credit from the previous single-family dwelling unit 50/50 to each of the two resulting parcels, provided that the credit is only applicable toward single family dwelling unit development impact fees paid on or before August 1, 2020. Or other definition that Council may desire.

#### **Recommendation:**

Direct staff on each of the following:

- 1) Direct staff to sell two new resulting parcels of approximately 5600 square feet.
- 2) Direct staff regarding how to conduct the sale process.
- 3) Applicability of Development Impact Fees.

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Mark Sorensen, City Administrator