

## MEMORANDUM

**TO:** **Real Estate & Transportation Committee**  
Commissioner Bill Read, Chairman  
Commissioner Mike Musick  
Commissioner Chad McLeod

**FROM:** City Attorney's Office

**DATE:** November 1, 2021

**RE:** **Sale of City-Owned Property Located at 678 E. Main St.**

The partnership group of 640 Main Partners, LLC has requested to purchase a 0.19-acre parcel of vacant City property located at 678 E. Main Street and parceled as 242818-209000-000102, as well as a small amount of adjacent public right-of-way immediately to the south. The applicant's plan is to consolidate the City's parcel and right-of-way with the applicant's abutting parcel addressed as 640 E. Main Street, which currently operates as The Joinery. Alone, the City's parcel cannot be developed to accommodate a structure, but combined with the adjacent parcel to the west and some additional right-of-way, the applicant will be able to expand the footprint of the neighboring business while also adding some additional parking on the east side of Lake Mirror.

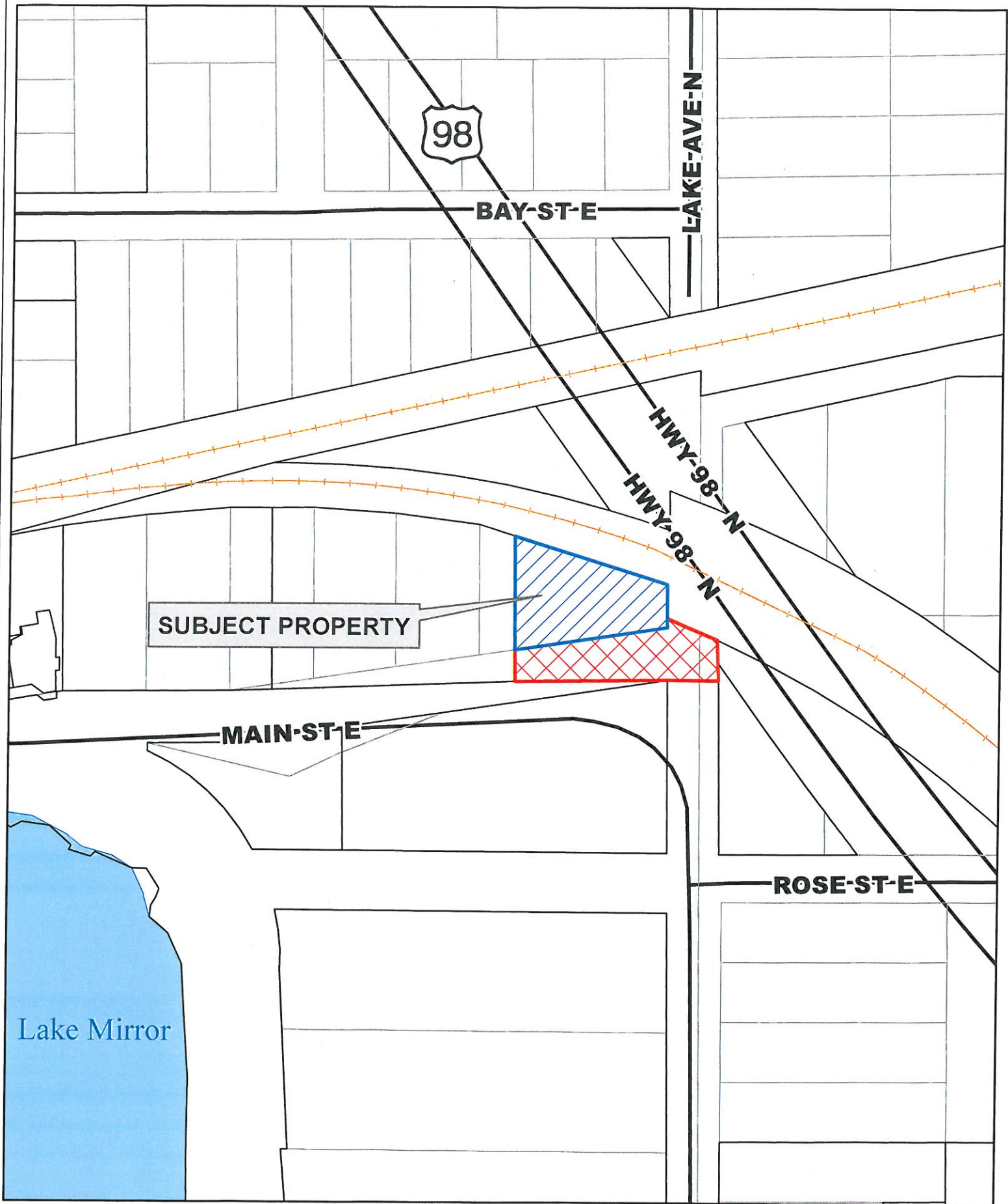
Consistent with the City's policy regarding the sale of City-owned property, the applicant submitted a written request outlining their interest in the property. Upon receipt of this request, City staff communicated with all of the various public and private utilities and internal City Departments to determine whether they had any objections to the sale or an interest in retaining the property. During that process, it was determined that there are no utility conflicts within the City's parcel, but Lakeland Electric, Water Utilities, Public Works and Frontier all have utilities located within the adjacent right-of-way that will need to be protected with a public utility easement if that right-of-way is vacated and conveyed with the sale of the City's parcel.

After receiving feedback from the private and public utilities, City staff placed a Notice of Disposition in The Ledger inviting interested parties to submit proposals for the City's parcel and adjacent right-of-way. The only proposal received during the required 30-day notice period was from 640 Main Partners, LLC. In that proposal, they have offered to purchase the City's parcel and the adjacent right-of-way for \$125,000 and are requesting a 60-day due diligence period to evaluate the property before closing. The applicant's proposed purchase price falls between the value determined for the property by a private third-party appraisal obtained by the City and the City's standard method of utilizing 120% of the Polk County Property Appraiser's assessed valuation for the sale of right-of-way and smaller parcels. Because of the limited utility of the City's parcel and right-of-way to other

than the adjacent property owner, staff believes that a purchase price of \$125,000 is reasonable.

It is recommended that the City Commission approve the sale of 678 E. Main Street and the adjacent right-of-way to the south, as shown on the attached map, to 640 Main Partners, LLC for a total purchase price of \$125,000 and authorize the appropriate City officials to execute all documents necessary to finalize the transaction.

Attachments



98

BAY-ST-E

LAKE-AVE-N

HWY-98-N  
HWY-98-N

SUBJECT PROPERTY

MAIN-ST-E

ROSE-ST-E

Lake Mirror

-  678 E Main St  
Parcel ID# 242818209000000102
-  Right-of-Way



98

BAY-ST-E

LAKE-AVE-N

HWY-98-N  
HWY-98-N

SUBJECT PROPERTY

MAIN-ST-E

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Right-of-Way

