

CITY OF BLAINE
REQUEST FOR COUNCIL ACTION
MEETING DATE: September 12, 2019

SUBJECT: Purchase and Sale Agreement between City of Blaine and White-Leasure Development Company for approximately Five Acres of Property

DEPARTMENT: City Manager

PREPARED BY: _____

AGENDA LOCATION: Consent Agenda Council Action Unfinished Business

ATTACHMENTS:

1. Purchase and Sale Agreement
2. Purchase and Sale Addendum

BACKGROUND/SUMMARY:

The City has been in negotiations to sell approximately five acres of property in the Gateway General Binding Site Plan (former airport site) to the White-Leasure Development Company. The buyer intends to develop a commercial center, with an undetermined mix of tenants/owners. The proposal involves all remaining, uncontracted property on the former airport site. It is located at the north end of the site adjacent to H Street, SR-543, and Grant Avenue. The size and dimensions are subject to site planning and final agreement between the buyer and seller; however, the agreement stipulates the purchase of all the land that remains after the Family Care Network's site planning is complete, and requires the purchase of the entire 7-acre +/- site if the Family Care Network chooses not to proceed with their purchase.

Price has been established at \$5.50 per square foot. The agreement allows for a 180-day feasibility period, with an option for the City Manager to grant an additional 180-day feasibility extension. Earnest money, in the amount of \$50,000 would become non-refundable upon the granting of a feasibility extension. The agreement also requires the buyer to report to the City Manager on the status of their tenant recruitment and contracting at 90-day increments throughout the feasibility period.

Budget Implications: Current Budget New Budget Request Non-Budgetary

The property sale would add income to the City, but it does not impact the 2019 Budget directly.

Recommendation:

The City Manager recommends that the Council authorize the City Manager to sign the purchase and sale agreement and addendum with the White-Leasure Development Company for the sale of approximately 5.0 acres of land subject to final review by the City Attorney and City Manager.

Reviewed By:

City Manager _____ Finance Director _____ City Clerk _____
(Digital Signature) (Digital Signature) (Digital Signature)