



“...meeting community needs...enhancing quality of life.”

MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: March 5, 2019

RE: Onstage Audio, LLC (D/B/A Event Production Systems) Offer of Vacant Property, Lot 4 of Plat 4 in the Northeast Industrial Park, to the City of Appleton

Onstage Audio, LLC purchased Lot 4 of Plat 4 in the Northeast Industrial Park (Tax Parcel #31-1-5362-00) comprised of 1.44 acres from the City of Appleton on October 14, 2016 with the intent to build a new facility for their event production business. Upon further analysis, they have decided not to build a new facility in the park at this time.

On March 5, 2019, staff received a letter from Event Production Systems indicating their interest in the sale of the above-referenced vacant parcel in the Northeast Business Park (attached). Per the Deed Restrictions and Covenants (attached), the City has the right to repurchase under Section 11.

The City recently repurchased three parcels adjacent to this one from Farrell Investments in the Northeast Industrial Park for development. The repurchase of this land would provide additional inventory to actively market to new/existing businesses.

Following the repurchase price calculations outlined in the Deed Restrictions and Covenants, the estimated cost of the land is approximately \$50,739.00, subject to tax pro-rations, outstanding liens and an assumed closing date of May 1, 2019. Event Production Systems has also completed a wetland delineation at a cost of \$1,500.00. While not spelled out in the Deed Restrictions and Covenants calculation of value, this report would be beneficial information to have for future marketing. If added to the estimated purchase price, the total would be approximately \$52,239.00 (subject to pro-rations). There is \$200,000 in the Industrial Park Land Fund Budget identified for repurchase of vacant land.

Staff Recommendation:

The City exercise its right to repurchase Lot 4 of Plat 4 in the Northeast Industrial Park per the Declaration of Covenants and Restrictions, Section 11 and increase the purchase price by the cost of the wetland delineation **BE APPROVED**.